



Beacon Road, Sutton Coldfield, B73 5SX

Offers in the Region Of £515,000

Offers in the Region Of £515,000



This superbly located traditional style extended detached property occupies an enviable and coveted position set within close proximity of desirable, schools, shops and transport links. Offering many original features the property offers the advantage of no onward chain and some scope for modernisation.

The accommodation itself includes an oversized lounge and separate dining room, a generous breakfast kitchen and guest wc along with four bedrooms a bathroom with separate bath and shower cubicle along with a well proportioned mature rear garden.

Outside a driveway provides off road parking for vehicles whilst a secure side gate leads to the rear.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 12th February 2024

Property Specification

SUPERBLY LOCATED EXTENDED DETACHED PROPERTY
FOUR WELL PROPORTIONED BEDROOMS
OVERSIZED LOUNGE AND SEPARATE DINING ROOM
BREAKFAST KITCHEN
GUEST CLOAKROOM

WC

Hall

Dining Room 4.84m (15'11") max x 3.33m (10'11")

Lounge 6.93m (22'9") x 3.57m (11'9")

Breakfast Kitchen 6.21m (20'5") x 2.84m (9'4")

Store

Boiler House

Landing

WC

Bedroom 3 3.94m (12'11") x 2.24m (7'4")

Bedroom 1 5.15m (16'11") x 3.57m (11'9")

Bedroom 2 4.96m (16'3") max x 3.33m (10'11")

Bedroom 4 2.84m (9'4") x 2.47m (8'1")

Bathroom

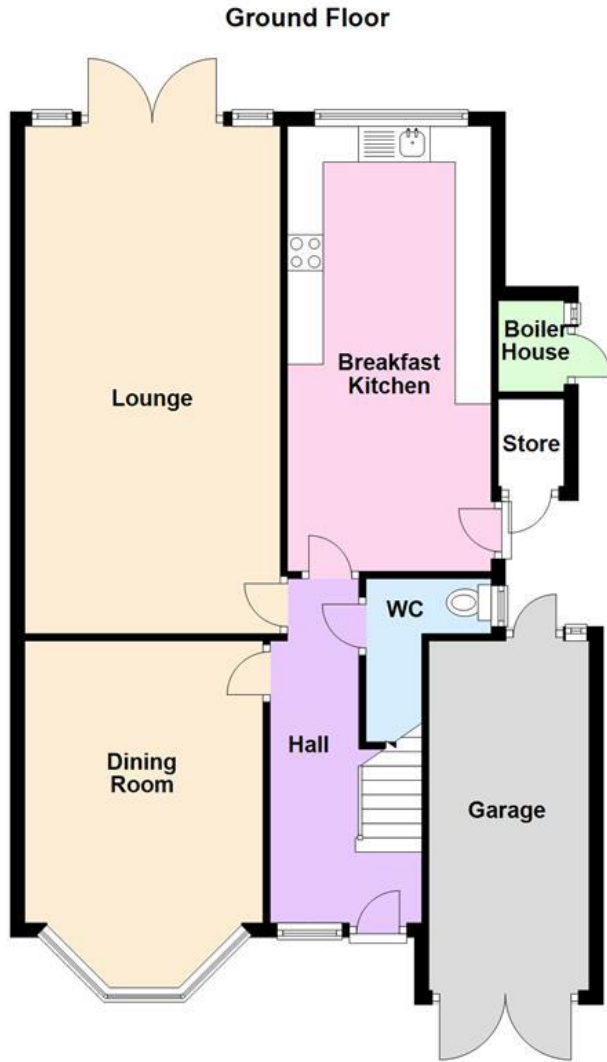
Garage

Viewer's Note:

Services connected: Gas, Water, Electric, drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

