



Wakefield Close,
Sutton Coldfield, B73 5UT

£400,000

£400,000

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This superbly located three bed semi-detached property occupies an enviable and convenient cul-de-sac location set within close proximity of nearby Boldmere High Street, desirable schools and superior transport links. Offering the advantage of no onward chain the accommodation includes separate reception rooms, a good size kitchen and bathroom with separate bath and shower cubicle. Outside a driveway provides off road parking and access to the garage/store whilst a secure side gate leads to the rear garden with wooden decking and timber shed. An early viewing is essential in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED SEMI-DETACHED PROPERTY
THREE BEDROOMS
SEPARATE LOUNGE AND DINING ROOM
CLOSE PROXIMITY TO BOLDMERE HIGH STREET
EXCELLENT LOCAL SCHOOLS

Porch

Hall

Lounge 4.50m (14'9") x 3.53m (11'7")

Dining Room 3.63m (11'11") x 3.15m (10'4")

Kitchen 4.23m (13'10") x 3.15m (10'4")

Pantry 1.06m (3'6") x 0.76m (2'6")

Utility 2.00m (6'7") x 1.73m (5'8")

Landing

Bedroom 2 3.63m (11'11") x 3.15m (10'4")

Bathroom

Bedroom 1 4.11m (13'6") x 3.53m (11'7")

Bedroom 3 2.24m (7'4") x 2.13m (7')

Garage

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: 15th October 2024

Viewer's Note:

Services connected:
Council tax band: D
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

