



Kings Road,
Sutton Coldfield, B73 5AF

£275,000

£275,000

3  1  2 

This well presented traditional style semi detached property occupies a most convenient location set within close proximity of excellent local shops and transport links. The accommodation is accessed via an enclosed porch and hall and offers a guest cloakroom, separate reception rooms and an extended kitchen. To the first floor there are three bedrooms and a bathroom. Outside the home sits behind a lawned fore garden and has gated side access to a mature rear garden with garage to rear accessed via a gated communal drive.





Property Specification

TRADITIONAL STYLE EXTENDED SEMI DETACHED
PROPERTY
THREE BEDROOMS
TWO GOOD SIZED RECEPTION ROOMS
EXTENDED KITCHEN
GUEST CLOAKROOM

Porch 5' 8" x 2' 5" (1.73m x 0.74m)

Entrance Hall 12' 8" x 6' 1" (3.86m x 1.85m)

Lounge 14' 4" x 9' 3" (4.37m x 2.82m)

Dining Room 10' 10" x 10' 5" (3.30m x 3.17m)

Kitchen 14' 2" x 6' 9" (4.31m x 2.06m)

Bedroom One 14' 4" x 10' 5" (4.37m x 3.17m)

Bedroom Two 11' 0" x 10' 5" (3.35m x 3.17m)

Bathroom 8' 2" x 5' 9" (2.49m x 1.75m)

Bedroom Three 7' 0" x 5' 8" (2.13m x 1.73m)

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: 28th October 2024

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

