



Wilkinson Close,
Sutton Coldfield, B73 5QQ

£265,000

£265,000

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Occupying a convenient location off Highbridge Road enjoying easy access to the many amenities of nearby Sutton Coldfield and Boldmere centres with excellent transport links both road and rail this semi detached bungalow offers an excellent opportunity for buyers. The accommodation itself comprises a hallway with cloak cupboard having doors off to a generous living room, extended breakfast kitchen, two bedrooms and a shower room. Outside the property sits behind a fore-garden and has gated access to a rear garden and garage.





Property Specification

MODERN STYLE SEMI DETACHED BUNGALOW
TWO BEDROOMS
GENEROUS LIVING ROOM
EXTENDED BREAKFAST KITCHEN
MODERN SHOWER ROOM

Hall

Living Room 5.13m (16'10") x 3.25m (10'8")

Breakfast Kitchen 4.65m (15'3") x 2.08m (6'10")

Bedroom 2.69m (8'10") x 2.11m (6'11")

Shower Room

Bedroom 3.66m (12') x 3.25m (10'8")

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: 8th November 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	85
(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

