



Victoria Road,
Sutton Coldfield, B72 1SY

£430,000

Occupying an enviable and convenient town centre location this generously proportioned characterful four double bed period style semi-detached property offers an excellent opportunity for buyers. Being within close proximity of desirable schools sought after amenities and a superior transport network the property boasts an excellent level of accommodation set over four stories. Accessed via a recessed porch and most welcoming hall the ground floors offers a superbly proportioned lounge dining room, guest cloakroom and family dining kitchen along with access to the lower level garage with utility area. To the first floor there are three double bedrooms a family bathroom and en-suite shower room to the master bedroom. Additional stairs lead to a further floor and a fourth double bedroom. Outside a block paved driveway provides garage access and off road parking for vehicles whilst steps lead to the terraced rear garden and patio via a secure side gate. The property also enjoys the benefits of it's own privately owned solar panels. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

SUPERBLY LOCATED WELL PROPORTIONED PERIOD PROPERTY
FOUR DOUBLE BEDROOMS
MANY ORIGINAL FEATURES
PRIVATELY OWNED SOLAR PANELS
GENEROUS THROUGH LOUNGE/DINING ROOM
FAMILY DINING KITCHEN
GUEST CLOAKROOM AND BASEMENT GARAGE WITH UTILITY AREA

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Vestibule

Hall

Lounge 4.81m (15'9") max x 4.24m (13'11")

Sitting Room 3.91m (12'10") x 3.65m (12')

Store

WC

Dining Kitchen 6.30m (20'8") x 3.33m (10'11")

Landing

Bedroom 1 4.13m (13'7") x 3.94m (12'11")

En-suite Shower Room

Store

Bedroom 2 3.91m (12'10") x 3.65m (12')

Bathroom

Bedroom 3 3.33m (10'11") x 2.99m (9'10")

Bedroom 4 4.61m (15'2") x 4.45m (14'7")

Garage / Utility 4.91m (16'1") x 3.78m (12'5")





Floor Plan

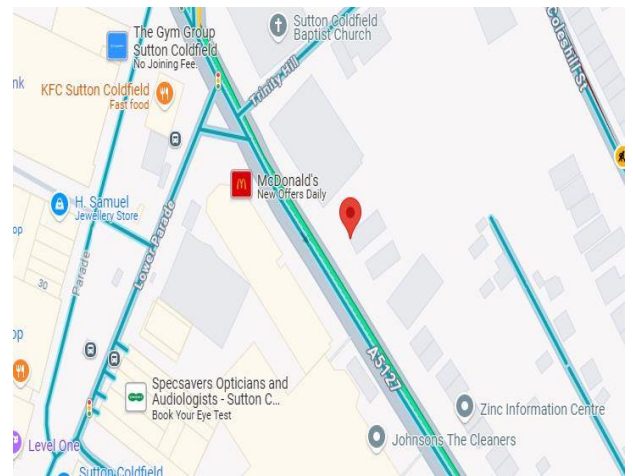
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 21st November 2024