



Welford Road,  
Sutton Coldfield, B73 5DP

**Offers Over £399,950**



# Sutton Coldfield

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This superbly located traditional style semi-detached property occupies a coveted and convenient location set within close proximity of many desirable amenities including shops, schools and transport links.

The accommodation itself briefly includes a welcoming hall with separate reception rooms a kitchen with pantry and a ground floor bedroom/study with en-suite wet room.

To the first floor there are three bedrooms, a family bathroom with separate bath and shower and a separate W.C.

The property sits behind a generous drive providing off road parking for vehicles and has an excellent size mature rear garden and patio.

- WELL SITUATED TRADITIONAL SEMI-DETACHED PROPERTY
- FOUR BEDROOMS
- SEPARATE RECEPTION ROOMS
- GROUND FLOOR BEDROOM/STUDY WITH EN-SUITE WET ROOM
- BATHROOM WITH BATH AND SHOWER
- SEPARATE WC
- GENEROUS MATURE GARDEN
- CLOSE PROXIMITY TO DESIRABLE AMENITIES
- EXCELLENT SHOPPING NEARBY AT NEW OSCOTT BOLDMERE AND BEYOND







## Property Specification

WELL SITUATED TRADITIONAL SEMI-DETACHED PROPERTY

The property briefly comprises:

Ground floor Bedroom/Study 3.45m (11'4") x 2.13m (7')

Wet Room 2.13m (7'0") x 1.04m (3'5")

Dining Room 3.94m (12'11") x 3.17m (10'5")

Lounge 3.90m (12'10") max x 3.48m (11'5")

Kitchen 2.72m (8'11") x 2.41m (7'11") max

Rear Entry 2.16m (7'1") x 1.57m (5'2")

Bedroom 4.01m (13'2") x 3.17m (10'5")

Bedroom 3.96m (13') max x 3.48m (11'5")

Bedroom 2.67m (8'9") x 2.06m (6'9")

Bathroom 2.41m (7'11") x 1.83m (6'0")

WC 1.52m (5'0") x 0.79m (2'7")

### 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: 19th July 2022

### Viewer's Note:

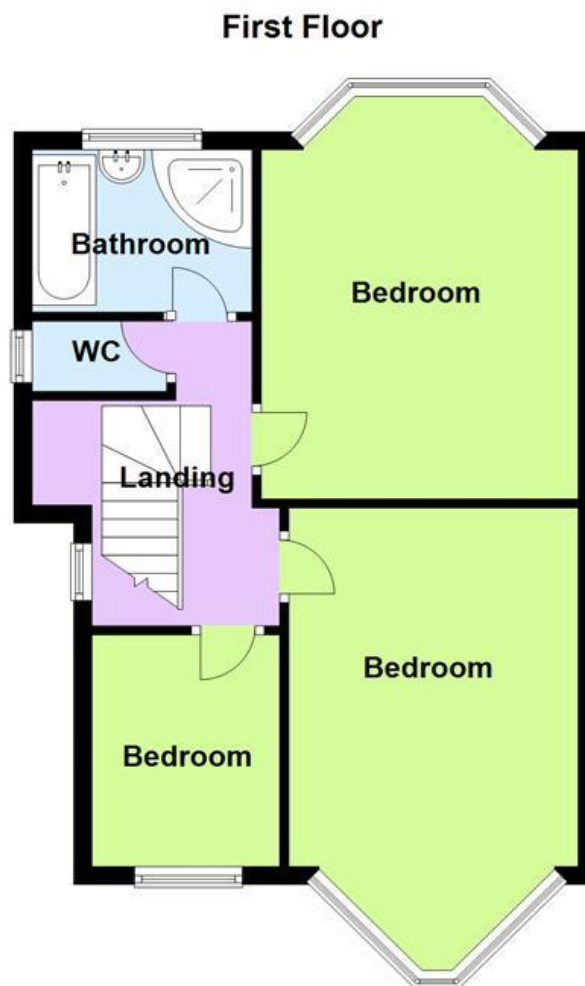
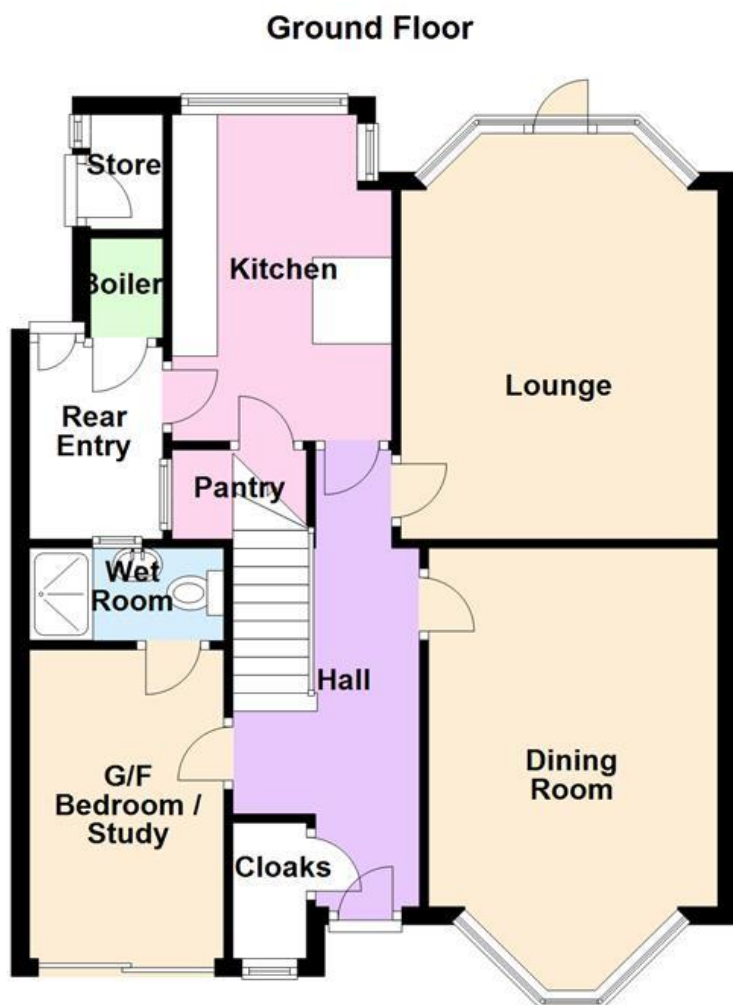
Services connected: Mains electricity, gas, water & drainage

Council tax band: D

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		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

