



Signal Hayes Road,
Sutton Coldfield, B76 2RP

Offers Over £430,000

Walmley

Offers Over £430,000



A detached family home with no upward chain situated in a highly sought after location in Sutton Coldfield.

Internal inspection reveals a welcoming reception hall, downstairs W.C, dining room, spacious living room with feature fireplace and fitted kitchen with breakfast bar and conservatory. The double garage is currently being used as another reception room.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family shower room.

Outside to the rear of the property there is an enclosed garden with lawn and patio areas and to the fore there is a driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

EXCELLENT POTENTIAL
GREAT LOCATION
NO UPWARD CHAIN
THREE BEDROOMS
OPEN PLAN KITCHEN

Dining Room 3.21m (10'6") max x 2.40m (7'10")

WC 1.40m (4'7") x 1.04m (3'5")

Kitchen 6.32m (20'9") x 5.90m (19'4")

Living Room 5.29m (17'4") x 3.10m (10'2")

Bedroom 1 5.13m (16'10") x 3.20m (10'6") max

Bedroom 2 2.88m (9'5") x 2.87m (9'5")

Bedroom 3 3.40m (11'2") x 2.18m (7'2")

Shower Room 3.41m (11'2") max x 2.28m (7'6")

Garage 5.30m (17'5") x 4.67m (15'4")

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 January 2023

Viewer's Note:

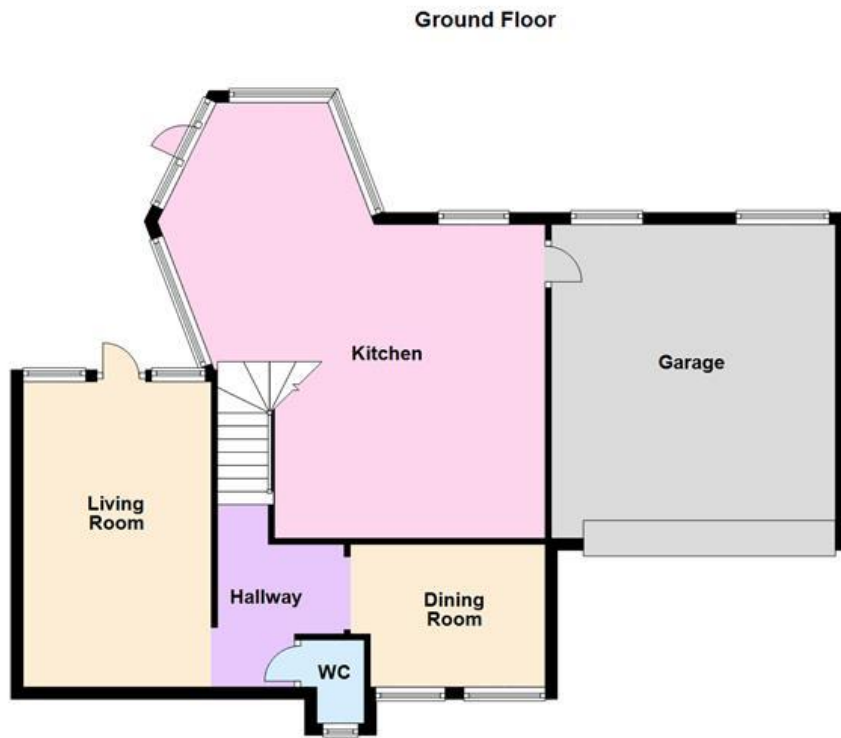
Services connected: Mains electricity, gas, water & drainage

Council tax band: E

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

Map Location

