



Stone Avenue,
Sutton Coldfield, B75 7LP

Guide Price £200,000

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Paul Carr Estate Agents are delighted to bring to the market this beautifully finished two-bedroom semi detached home located on Stone Avenue.

The property is situated in a sought after cul de sac location close to local shops, transport links, amenities and schools for all age groups.

Approached via a paved pathway alongside a front garden and entered through a secure porch. Upon entry you have doors off to a spacious front lounge with a feature fireplace and large window looking out to the front aspect. The modern kitchen is a great family space, with a central island, an array of wall and base units, plenty of countertop space, electric hob and oven, sink unit with side drainer and completed with a useful conservatory.

Heading upstairs to the first floor you are presented with two double bedrooms. The family bathroom is a modern suite having a bathtub with shower over, hand wash unit and WC.

Externally, the home has a large private rear garden with a paved patio, lawned area and fencing to the perimeter.

This home is offered to the market with no onward chain and must be viewed to avoid disappointment.





Property Specification

TWO BEDROOM SEMI DETACHED
RECENTLY MODERNISED
BEAUTIFUL KITCHEN/DINER
PRIVATE REAR GARDEN
NO ONWARD CHAIN

Lounge 5.00m (16'5") x 3.10m (10'2")

Kitchen/Diner 6.40m (21') x 0.92m (3')

Conservatory 2.50m (8'2") x 2.30m (7'7")

Bedroom 1 5.00m (16'5") x 4.00m (13'1")

Bedroom 2 4.10m (13'5") x 3.00m (9'10")

Bathroom 2.30m (7'7") x 1.90m (6'3")

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: 17th June 2024

Viewer's Note:

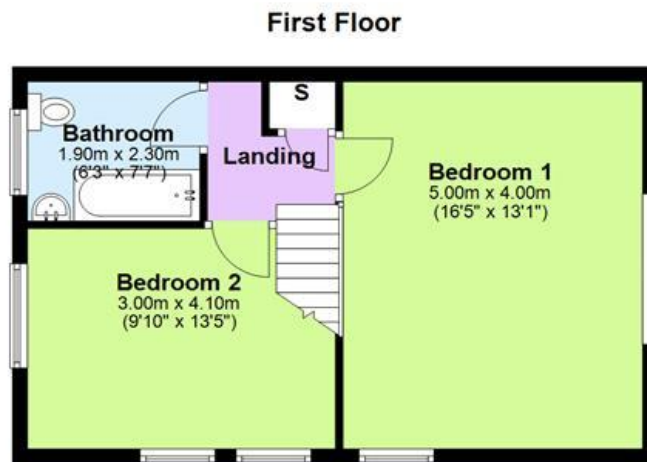
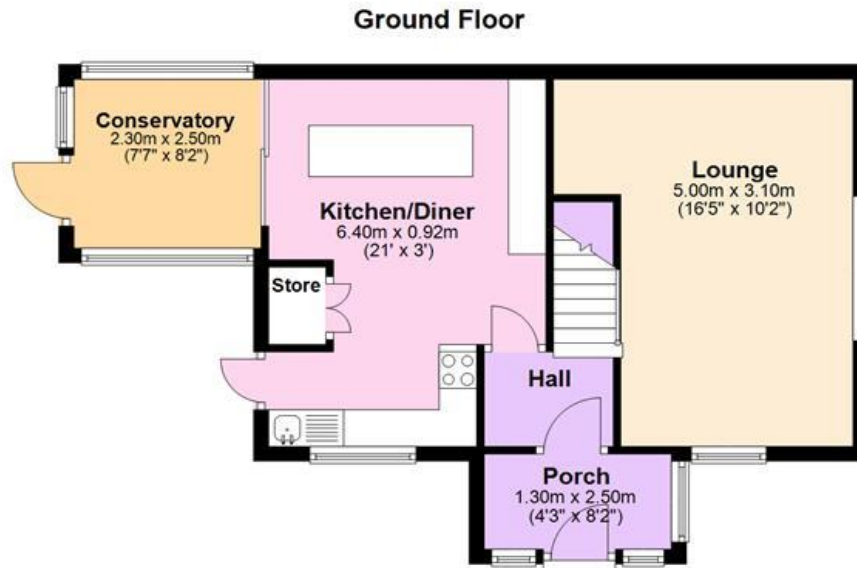
Services connected: water, gas, electric and drainage

Council tax band: B

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		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

