



Hemlingford Road,
Sutton Coldfield, B76 1JQ

Offers in Excess of £425,000

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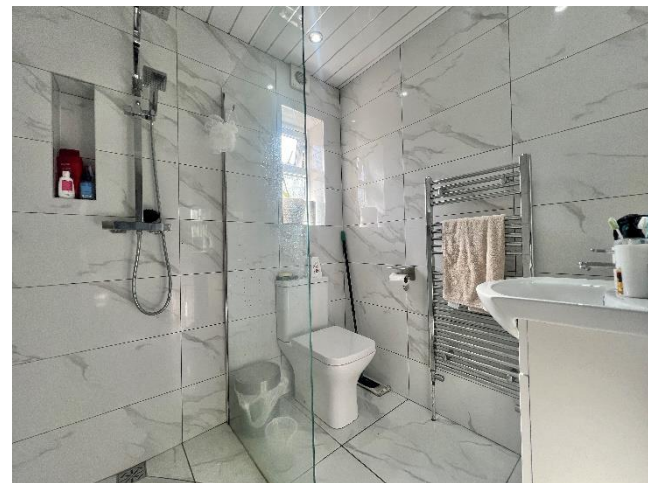
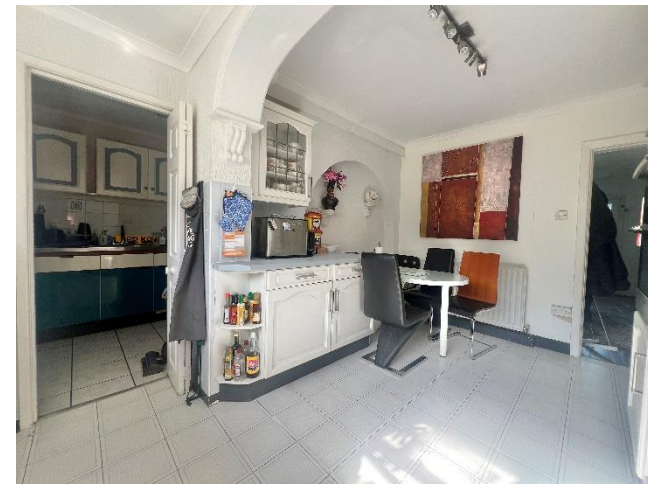
Paul Carr Estate Agents are excited to bring to the market this wonderfully presented three-bedroom detached family home located on Hemlingford Road. Situated close to good local schools, shops and amenities.

Approached via a paved driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed into a hallway giving access to a front lounge, rear living room with a conservatory, downstairs shower room, utility, garage and the kitchen offers an array of wall base units, plenty of countertop space, a gas hob and oven and a sink with side drainer.

Heading upstairs to the first floor you are presented with three double bedrooms, all with built in wardrobe space. The family bathroom is a modern suite with a walk-in shower, free standing bathtub, sink unit and WC.

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

Viewing this beautiful family home is highly recommended.





Property Specification

THREE BEDROOM DETACHED
EXCELLENT FAMILY HOME
LOCATED CLOSE TO GOOD LOCAL SCHOOLS
INTEGRAL GARAGE
GOOD SIZED SOUTH FACING GARDEN

Kitchen 4.40m (14'5") x 3.30m (10'10")

Utility 4.40m (14'5") x 1.90m (6'3")

Shower Room 1.90m (6'3") x 1.80m (5'11")

Lounge 4.06m (13'4") x 3.20m (10'6")

Living Room 5.60m (18'4") x 3.20m (10'6")

Conservatory 3.20m (10'6") x 3.20m (10'6")

Bedroom 1 4.20m (13'9") x 3.00m (9'10")

Bedroom 2 4.30m (14'1") max x 3.00m (9'10")

Bedroom 3 4.20m (13'9") x 2.40m (7'10")

Bathroom 2.90m (9'6") x 2.70m (8'10")

Garage 5.60m (18'4") x 3.40m (11'2")

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: 20th August 2024

Viewer's Note:

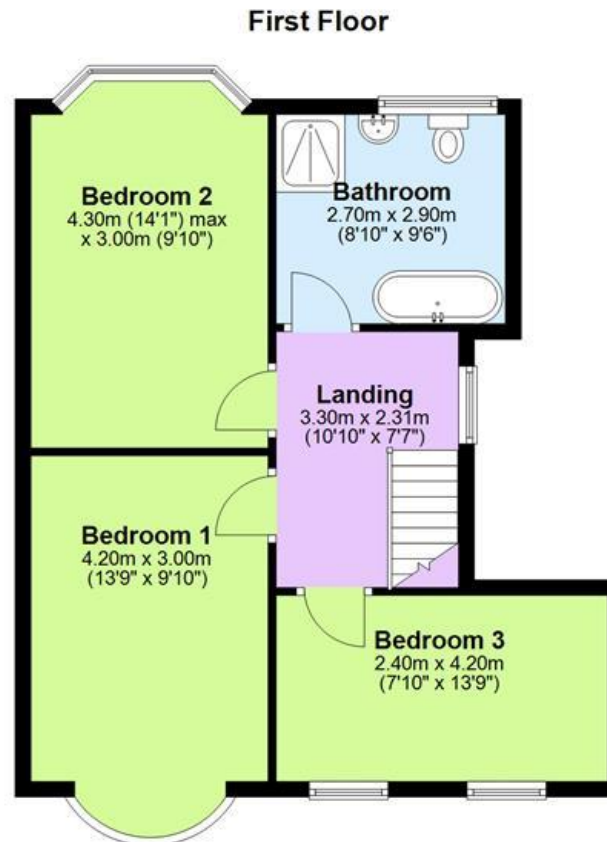
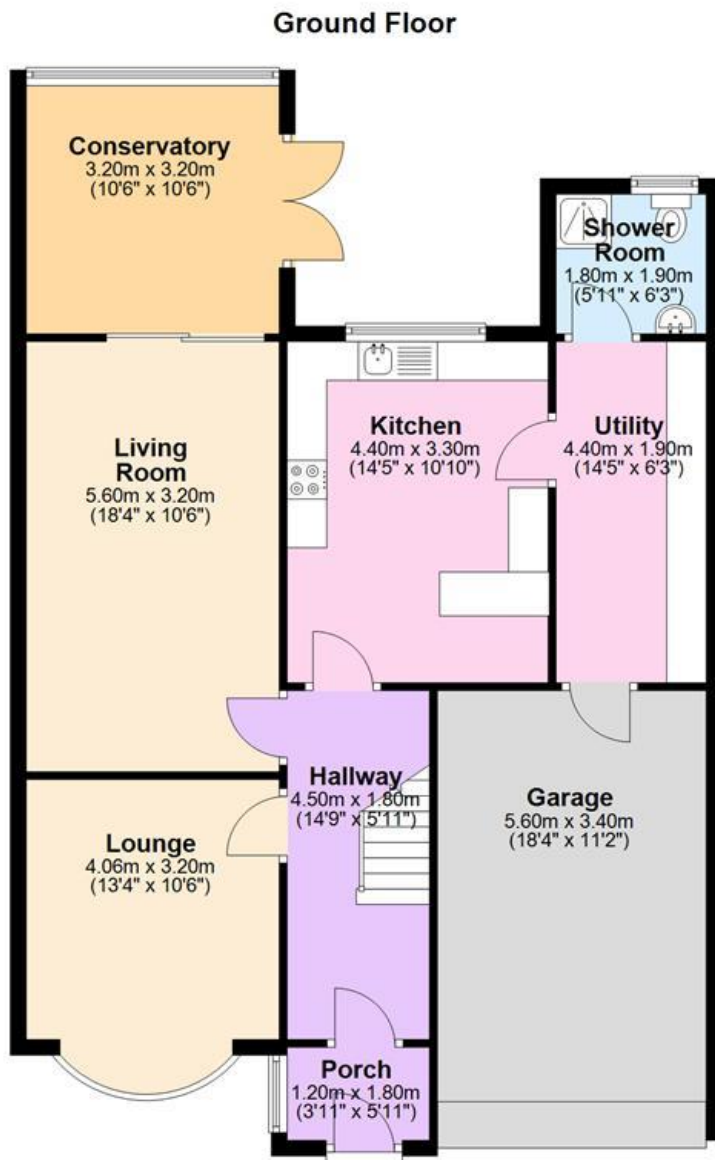
Services connected: Electricity, gas, water & drainage

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

Map Location

