



Withy Hill Road,  
Sutton Coldfield, B75 6HP

Offers in the Region Of £390,000

## Sutton Coldfield

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A well-presented semi-detached family home situated in a highly sought after location in Sutton Coldfield.

Internal inspection to the ground floor reveals a porch, welcoming reception hall, dining room with bay window, spacious living room with feature fireplace and doors leading out to the rear garden, fitted kitchen, utility room and a guest W.C.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family bathroom with a white suite.

Outside to the rear of the property there is a beautiful private landscaped garden with lawn and patio areas and to the fore there is a garage and block paved driveway providing ample 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

THREE BEDROOMS  
SEMI DETACHED  
OFF ROAD PARKING FOR MULTIPLE CARS  
GARAGE  
LIVING ROOM AND SEPARATE DINING ROOM

Dining Room 4.56m (15') x 3.20m (10'6")

Living Room 5.92m (19'5") x 3.02m (9'11")

Kitchen 5.11m (16'9") x 1.72m (5'8")

Utility 5.11m (16'9") max x 2.29m (7'6")

WC 1.70m (5'7") x 0.92m (3')

Bedroom 1 4.24m (13'11") max x 3.20m (10'6")

Bedroom 2 3.85m (12'7") x 3.20m (10'6")

Bedroom 3 2.58m (8'6") x 1.98m (6'6")

Bathroom 2.49m (8'2") x 1.98m (6'6")

Garage 5.94m (19'6") x 2.28m (7'6")

### 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:

### Viewer's Note:

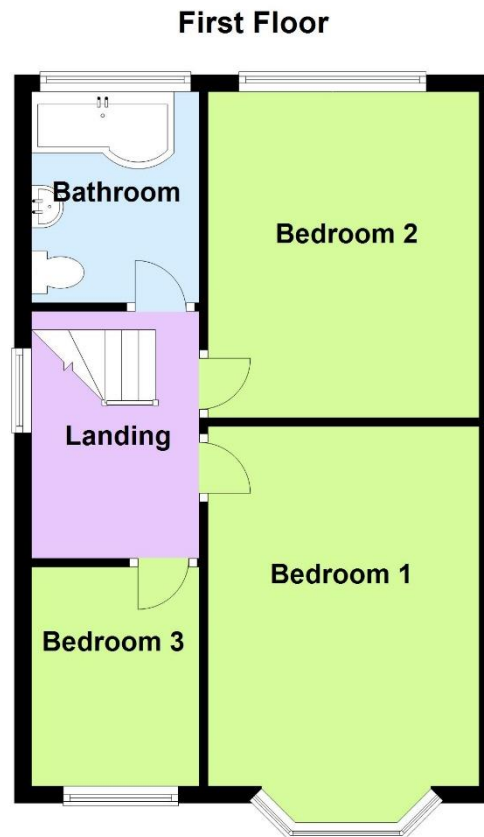
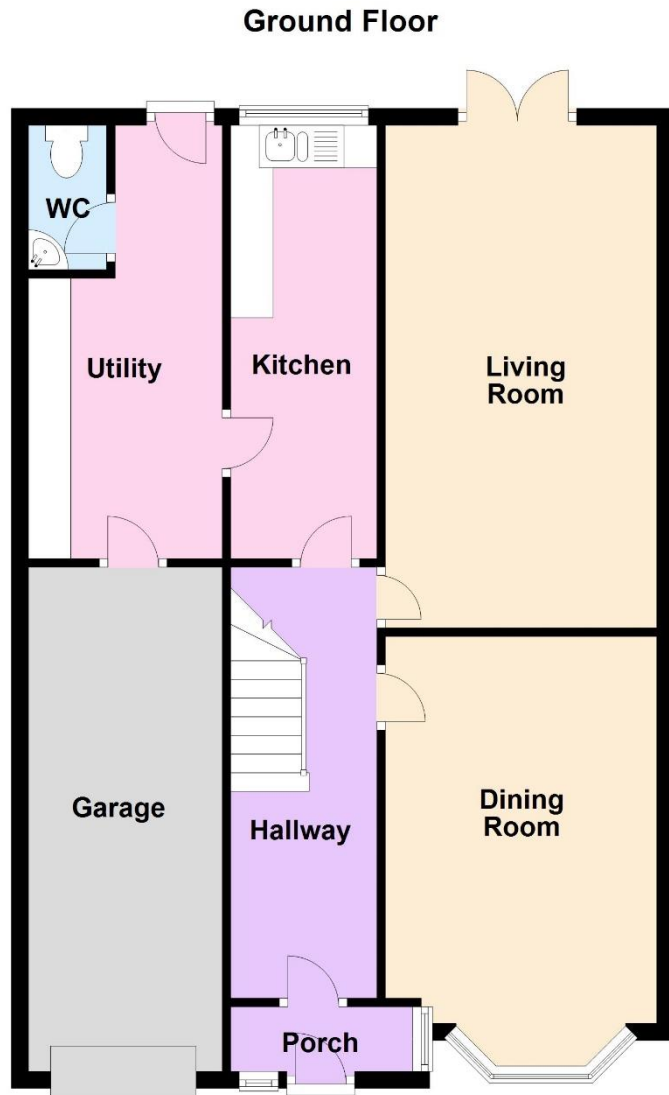
Services connected: Mains electricity, gas, water & drainage

Council tax band: C

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	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

