



Plants Brook Road,
Sutton Coldfield, B76 1HG

Offers in Excess of £300,000

Sutton Coldfield

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Welcoming to the market, this wonderfully presented three bedroom semi detached home located on Plants Brook Road.

Situated close to local shops, amenities, and schooling for all ages.

Approached via a paved driveway and entered through the front door.

Upon entry you are welcomed by the hallway giving you access to a dual aspect lounge/dining room giving an open living feel. The separate kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas oven and hob.

Heading upstairs you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously sized single room.

Externally, the home has a large private rear garden boasting from southeast facing views.

Viewing this home is highly recommended.





Property Specification

THREE BEDROOM SEMI DETACHED
PERFECT FIRST TIME BUY OR INVESTMENT
LARGE PRIVATE REAR GARDEN
DRIVEWAY
DUAL ASPECT LOUNGE/DINING ROOM

Kitchen 3.40m (11'2") x 2.00m (6'7")

Lounge/Dining Room 8.50m (27'10") max x 3.10m (10'2")

WC

Bedroom 1 4.13m (13'7") max x 3.05m (10')

Bedroom 2 4.10m (13'5") x 3.15m (10'4")

Bedroom 3 2.30m (7'7") x 2.05m (6'9")

Bathroom 2.99m (9'10") x 2.06m (6'9")

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: 5th November 2024

Viewer's Note:

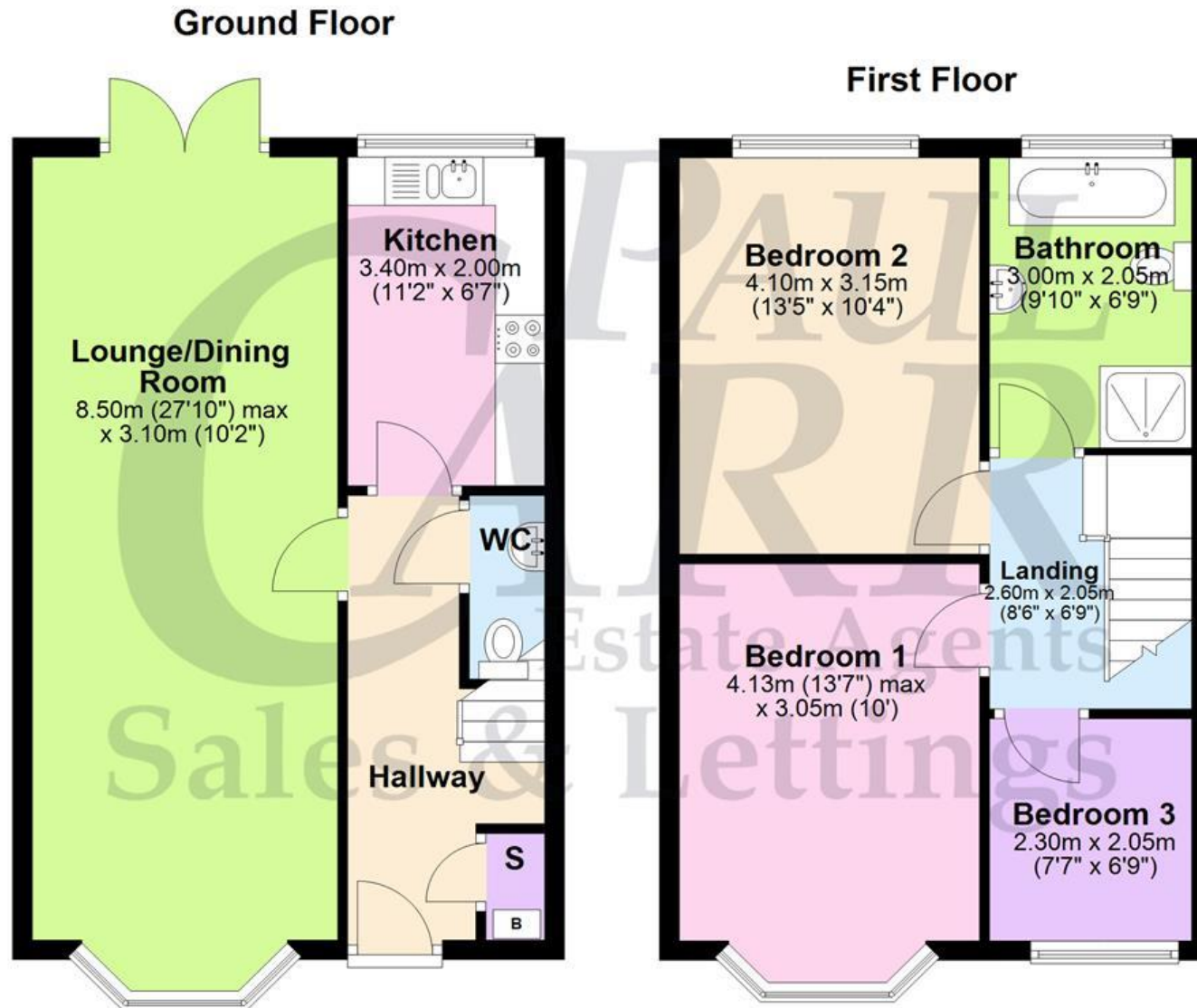
Services connected: water, drainage, gas, electric

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		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

