



Kingston Road, Sutton Coldfield
West Midlands, B75 7NY

Offers in the Region Of £450,000

Sutton Coldfield

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A modern detached family home occupying a prime position on a well established development within the Royal Borough of Sutton Coldfield.

Internal inspection reveals inviting reception hall, guest w.c, spacious lounge, formal dining room & a modern kitchen/breakfast room with an array of fitted units.

Stairs lead from the reception hall to the first floor landing which reveals four good sized bedrooms with the master bedroom being enhanced by an en-suite shower room & all bedrooms having access to the principal family bathroom.

Enclosed garden to the rear of the property with paved patio area which enjoys a sunny aspect.

Garage & driveway to the fore provides ample off road parking.

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

Internal viewing is highly encouraged.





Property Specification

DETACHED FAMILY HOME
RECEPTION HALL
LOUNGE
FORMAL DINING ROOM
BREAKFAST KITCHEN

Reception Hall

Guest W.C

Lounge 11' 7" x 16' 6" (3.52m x 5.03m)

Dining Room 9' 0" x 9' 0" (2.74m x 2.74m)

Kitchen 15' 5" x 9' 0" (4.70m x 2.74m)

Master Bedroom 11' 1" x 12' 11" (3.39m x 3.93m)

Master Ensuite 8' 11" x 7' 11" (2.72m x 2.42m)

Bedroom 2 12' 10" x 8' 7" (3.92m x 2.62m)

Bedroom 3 9' 9" x 8' 10" (2.97m x 2.70m)

Bedroom 4 8' 8" x 9' 1" (2.64m x 2.76m)

Bathroom 6' 8" x 7' 10" (2.03m x 2.39m)

Garage 16' 9" x 8' 6" (5.11m x 2.59m)

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: 24th July 2020

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: E
Tenure: Freehold

Floor Plan




Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



Map Location

