

FOR SALE



Withy Hill Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom, Semi Detached

£325,000

Offers in excess of


MARTIN&CO



Withy Hill Road, Sutton

Coldfield

3 Bedrooms, 1 Bathroom

Offers in excess of £325,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- UTILITY AREA

Martin & Co are please to offer this spacious semi detached property ideally located for schools, shops. transport links and amenities. The property is set behind an ample driveway for several cars with a double glazed porch leading to the front door with hall. There is a spacious lounge to the front elevation ideal to relax in. There is a fitted kitchen with utility area leading off and understairs storage area. There is a guest W.C. with wash basin. To the rear of the property is a generously proportioned conservatory ideal for extra living space.

On the first floor is a landing with doors to the three bedrooms which are accompanied by the family shower room with three piece suite comprising shower cubicle, W.C. and wash basin.

To the rear of the property is a lawned garden with gated side access a further gate to the rear of the garden, slabbed patio ideal for garden furniture, flower and shrub borders.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED





PORCH

HALL

LOUNGE 16' 0" x 12' 3" to bow (4.88m x 3.73m to bow)

KITCHEN 14' 8" x 8' 5" (4.47m x 2.57m)

UTILITY AREA

GUEST W.C.

CONSERVATORY 12' 9" max x 18' 0" max x 10' 4" min (3.89m max x 5.49m max x 3.15m min)

LANDING

BEDROOM ONE 12' 7" max x 12' 2" min x 12' 3" (3.84m max x 3.71m min x 3.73m)

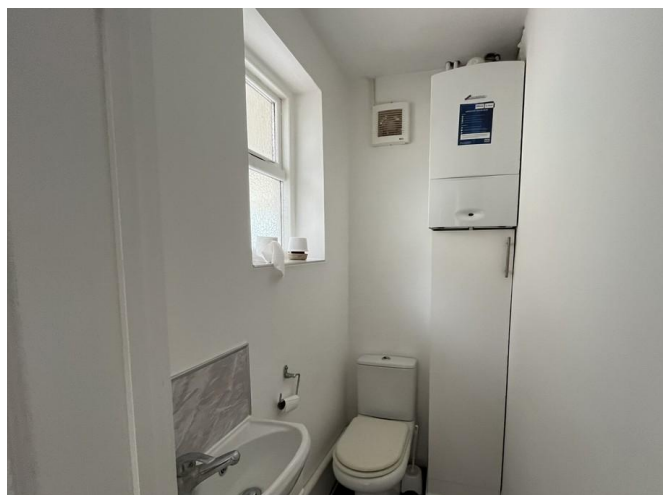
BEDROOM TWO 10' 9" x 8' 7" (3.28m x 2.62m)

BEDROOM THREE 10' 1" max x 6' 1" max (3.07m max x 1.85m max)

BATHROOM 8' 6" x 5' 6" (2.59m x 1.68m)

REAR GARDEN

OFF ROAD PARKING



**INFORMATION
COUNCIL TAX BAND - C**

**FIXTURES AND
FITTINGS** as per sales brochure.

TENURE
Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Sutton Coldfield

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.