

FOR SALE



Wyatt Road, Sutton Coldfield, B75 7ND

3 Bedrooms, 1 Bathroom, Semi Detached Property

Offers In Region Of £275,000

MARTIN&CO



**Wyatt Road, Sutton Coldfield,
B75 7ND**

3 Bedrooms, 1 Bathroom

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- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE / DINER
- FITTED KITCHEN
- UTILITY

Martin & Co are pleased to offer this well presented semi detached property ideally located for Schools, Shops and Transport links. This spacious home offers a good size lounge with dining area. There is a fitted kitchen with a range of wall and base units. Leading from the kitchen is a useful utility with a door to the rear garden.

On the first floor are three good sized bedrooms that are accompanied by the family bathroom and separate W.C.

To the rear of the property is a good sized garden with lawn, centre pathway and slabbed patio ideal for garden furniture.

To the front is a good sized block paved driveway.



AN INTERNAL VIEWING IS HIGHLY
RECOMMENDED

HALLWAY

LOUNGE / DINER 16' 8" x 12' 5" (5.08m x
3.78m)

KITCHEN 11' 9" x 9' 2" (3.58m x 2.79m)

UTILITY 9' 5" x 5' 7" (2.87m x 1.7m)

LANDING

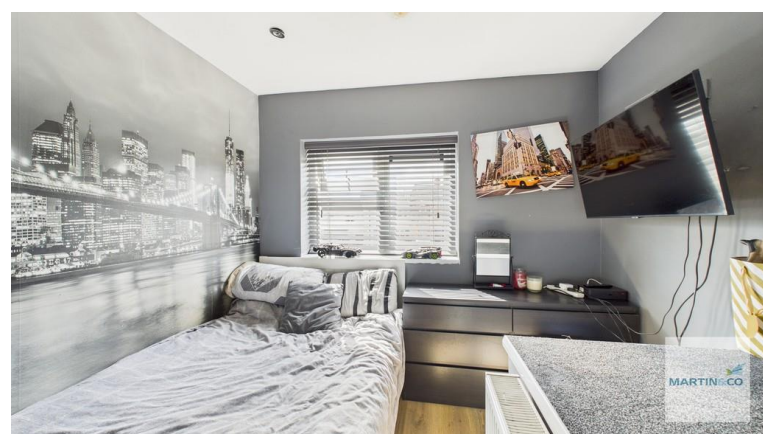
BEDROOM ONE 12' 5" x 10' 7" (3.78m x
3.23m)

BEDROOM TWO 11' 11" x 9' 5" (3.63m x
2.87m)

BEDROOM THREE 9' 9" x 9' 3" (2.97m x
2.82m)

GARDEN

OFF ROAD PARKING



GENERAL INFORMATION

COUNCIL TAX BAND - B

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area[®]
831 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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, nor form 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.