

FOR SALE



Denholm Road, Sutton Coldfield, B73 6PN

3 Bedrooms, 1 Bathroom, Semi Detached Property

£435,000

MARTIN & CO



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3 Bedrooms, 1 Bathroom
£435,000

- TRADITIONAL SEMI DETACHED
- THREE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY



Martin & Co are pleased to offer this superbly presented semi detached property in the sought after area of Boldmere which offers an array of Shops, cafes, restaurants, excellent transport links, highly regarded schools.

This lovely home is set behind an ample driveway that leads to the enclosed porch entrance with front door to the hallway. The front reception room is being used as a dining room and offers a great space for family and friends. To the rear is the second reception room that offers a lovely view of the rear garden. There is a fitted kitchen that has wall and base units. A separate utility to the side with good storage, guest W.C. with wash basin and a door to the side garage.

On the first floor is a landing with doors to the three generous bedrooms that are accompanied by the modern tiled family bathroom with four piece suite comprising bath, separate shower, W.C. and wash basin.

The rear garden has a lovely patio and good sized lawned garden for all to enjoy.
SOUTHERLY FACING

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED



PORCH

HALLWAY

DINING ROOM 11' 0" x 9' 6" (3.35m x 2.9m)

LOUNGE 14' 6" x 9' 7" (4.42m x 2.92m)

KITCHEN 10' 1" x 6' 3" (3.07m x 1.91m)

UTILITY 8' 2" x 7' 3" (2.49m x 2.21m)

GUEST W.C.

GARAGE 14' 6" x 7' 11" (4.42m x 2.41m)

LANDING

BEDROOM ONE 15' 1" x 10' 10" (4.6m x 3.3m)

BEDROOM TWO 15' 0" x 10' 8" (4.57m x 3.25m)

BEDROOM THREE 10' 10" x 7' 11" (3.3m x 2.41m)

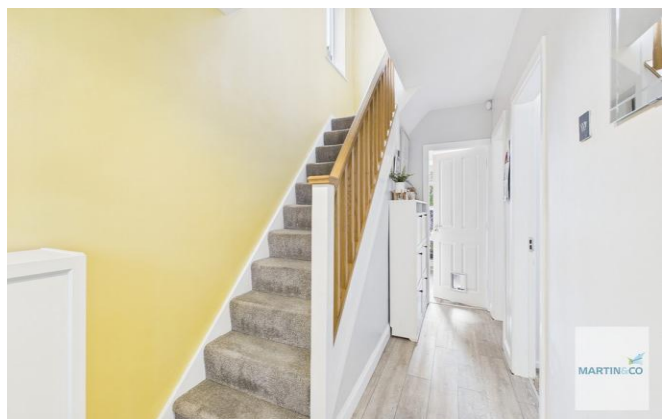
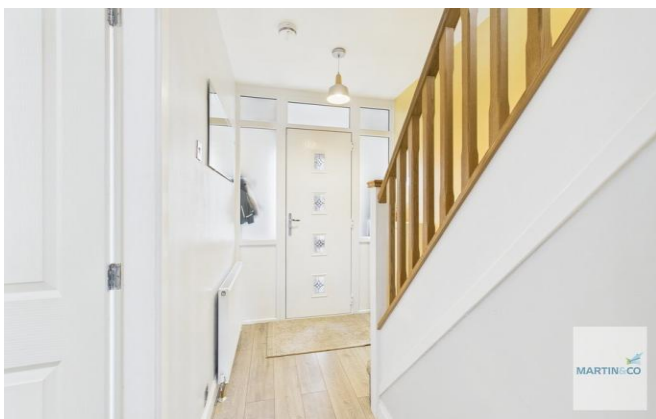
BATHROOM 8' 1" x 6' 4" (2.46m x 1.93m)

FRONT AND REAR GARDEN

GENERAL INFORMATION GENERAL INFORMATION
COUNCIL TAX BAND - D

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.



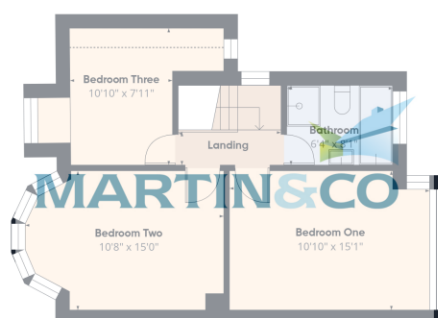


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area¹
1154 ft²

Reduced headroom
17 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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 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.