

**FOR SALE**



**Churchill Road, Sutton Coldfield**

**3 Bedrooms, 1 Bathroom, Mid Terraced Property**

**Offers In Region Of £267,500**

**MARTIN & CO**





## Churchill Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom

Offers In Region Of £267,500

- EXTENDED MID TERRACED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- KITCHEN
- UTILITY

A very well extended three bedroom mid terraced property ideally located in Sutton Coldfield, perfect for first time buyers, growing families or investors, this property offers spacious living accommodation. The ground floor is approached via an enclosed porch entrance with hallway leading to the spacious front dining room/reception. Double doors lead to the extended lounge ideal to relax and entertain in with a conservatory leading off providing extra living space. Continuing on the ground floor is a fitted kitchen, two utilities and guest w.c.

On the first floor is a landing with three double bedrooms, the master having a shower and wash basin with fitted wardrobes. The bedrooms are accompanied by the bathroom with jacuzzi bath, wash basin and separate w.c.

To the rear is a well maintained garden with patio ideal for outdoor dining, lawned garden ideal for the family to enjoy.

An internal viewing is highly recommended to fully appreciate the space, quality and warmth this home has to offer.





## PORCH

## HALLWAY

DINING ROOM 14' 10" x 14' 4" (4.52m x 4.37m)

LOUNGE 18' 7" x 10' 4" (5.66m x 3.15m)

KITCHEN 9' 9" x 9' 4" (2.97m x 2.84m)

UTILITY 9' 0" x 7' 0" (2.74m x 2.13m)

GUEST W.C.

FURTHER UTILITY 6' 11" x 5' 7" (2.11m x 1.7m)

CONSERVATORY 8' 10" x 7' 5" (2.69m x 2.26m)

## LANDING

BEDROOM ONE 17' 8" x 13' 6" (5.38m x 4.11m)

BEDROOM TWO 12' 1" x 11' 6" (3.68m x 3.51m)

BEDROOM THREE 11' 7" x 10' 6" (3.53m x 3.2m)

BATHROOM 6' 7" x 5' 8" (2.01m x 1.73m)

SEPARATE W.C.





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		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1334 ft<sup>2</sup>

(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



## 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, 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.