



Sheffield Road, Sutton Coldfield

Traditional Mid-terraced Victorian house | Two double bedrooms | Two reception rooms | Well appointed bathroom | Fitted kitchen | Good size rear garden | Gas central heating | Double glazing | VIEWING ESSENTIAL

Asking Price: **£257,000**



Sheffield Road, Sutton Coldfield

DESCRIPTION

This spaciously arranged traditional terraced residence occupies a much sought after and convenient location and simply must be seen offering immense character and charm. The property which has car parking to front is offered with no upward chain.

Lounge
3.84m x 3.81m
Lounge

Dining Room
3.54m x 3.78m
Dining Room

Kitchen
2.78m x 1.86m
Kitchen

Bedroom 1
3.54m x 3.81m
Bedroom

Bedroom 2
3.84m x 3.81m
Bedroom

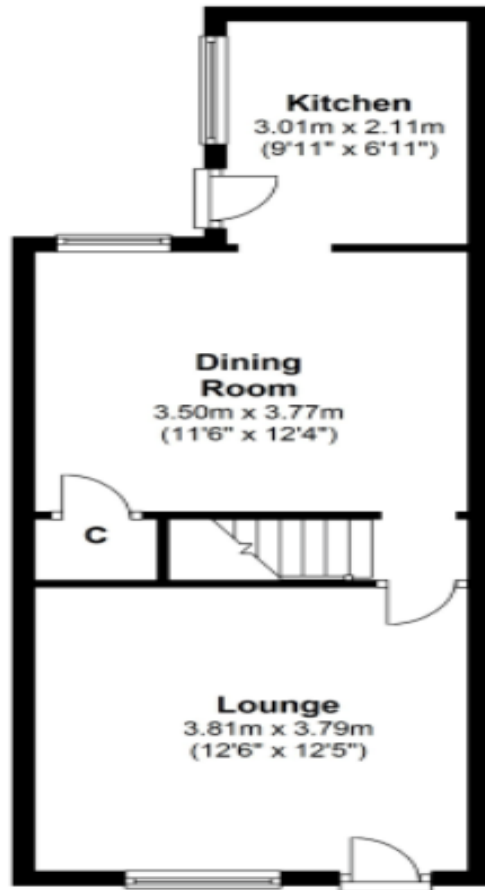
Bathroom
Bathroom





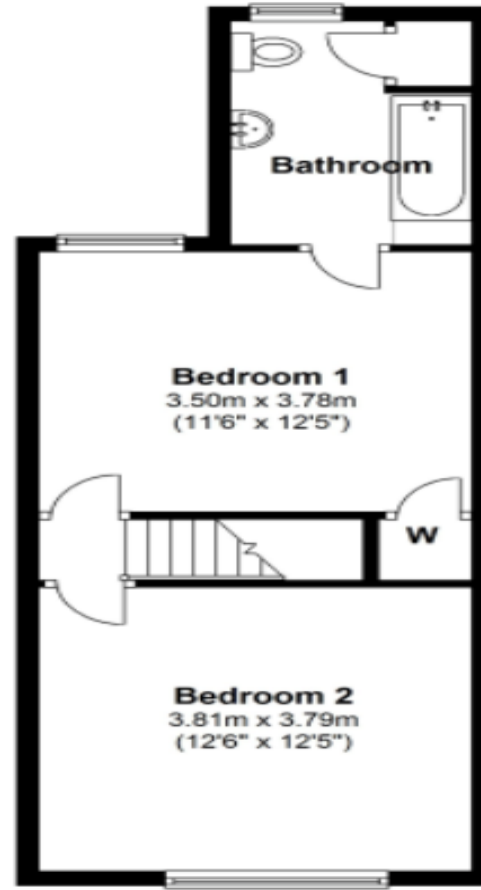
Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

81

54

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



01213550555



32 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN

sutton@hunters.com



OPENING HOURS

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -3.30pm



VAT Reg. No 918023050 | Registered No: 03947557 | Registered Office: Apollo House, Eboracum Way, York, YO31 7RE
A wholly owned part of Hunters (Midlands) Limited | Registered Address: Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | Registered Number: 2587709
England and Wales | VAT No: 918 0230 50 Hunters (Midlands) Limited