



## College Hill, Sutton Coldfield

- Excellent Edwardian Semi-Detached Residence
- Three Bedrooms
- Bathroom and Shower Room
- Potential for Driveway
- REDUCED £10,000
- Much Sought-After Town Centre Location
- 2/3 Reception Rooms
- Pleasant Good Sized Gardens
- Gas Central Heating and Double Glazing
- Viewing Advised

**Offers In Excess Of £425,000**

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# College Hill, Sutton Coldfield

## DESCRIPTION

**\*\*REDUCED £10,000\*\***

This well arranged, superb Edwardian semi-detached residence dating back to 1896, occupies a very pleasant and convenient position in the heart of Sutton Coldfield town centre.

The gas centrally heated and double glazed accommodation briefly comprises; entrance porch, reception hallway, lounge with feature fireplace, separate dining room, kitchen, bathroom with white suite, office/bedroom four, three other bedrooms and shower room.

Outside, fore garden having shrub screening and path approach. Good sized rear garden with lawn, patio, fenced surround and backing onto railway line offering superb privacy.

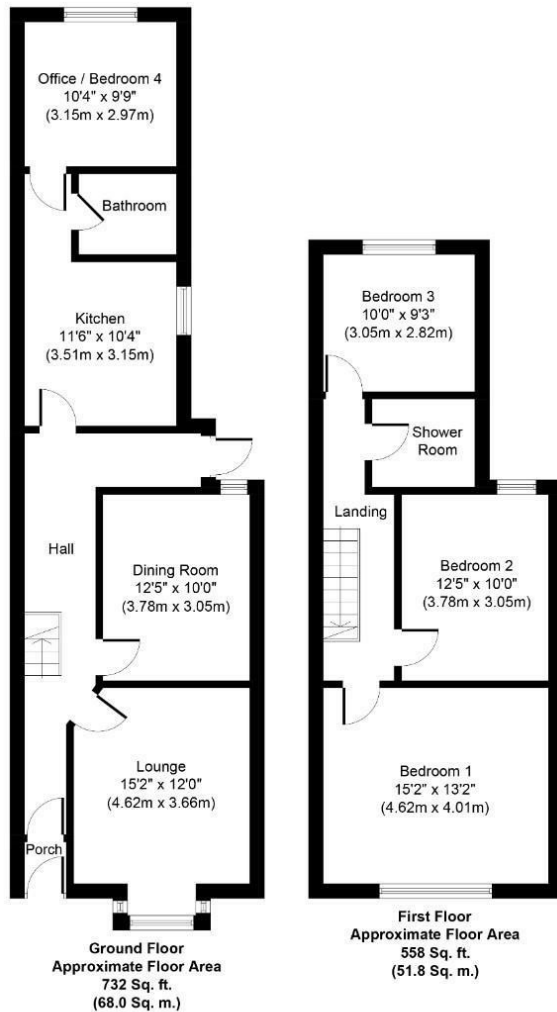
Early viewing of this extremely conveniently located traditional property is very strongly recommended.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

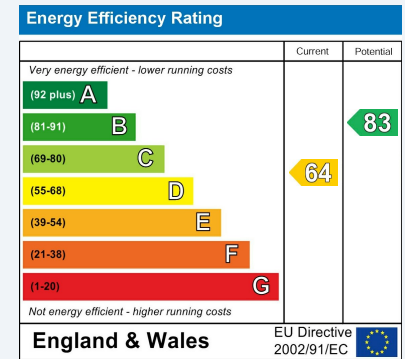
Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

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## 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.



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.

**THINKING OF SELLING?** 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.

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