



Highbridge Road, , Sutton Coldfield, B73 5QA

- Characterful End Terrace
- Living Room
- Utility
- Cottage Style Garden
- Council Tax Band C
- Two Double Bedrooms
- Fitted Kitchen
- Refitted Bathroom
- Sought After Location
- FLOOR PLAN TO FOLLOW

Offers Over £300,000



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DESCRIPTION

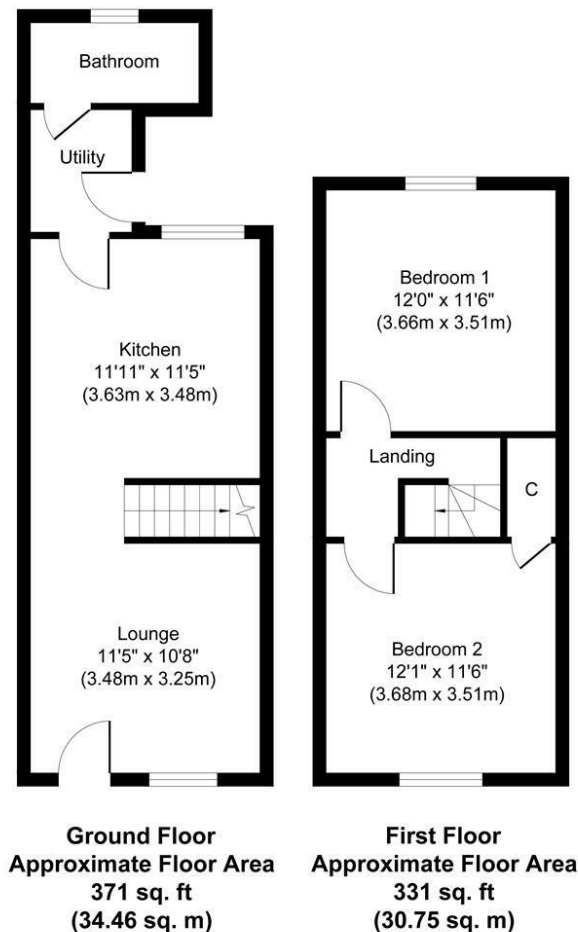
This immaculately presented, very well maintained, spacious, freehold, traditional end of terrace home occupies a lovely position just off either Birmingham Road or Boldmere Road within very easy access of Sutton Coldfield amenities, park, schools and Wylde Green Railway station.

The gas centrally heated accommodation, approached by a brick pathway, has attractive living room with feature fireplace, exposed timber floor and door to kitchen with oven, hob and extractor, under stairs cupboard and utility having gas combi boiler and opening to bathroom with refitted white suite. On the first floor, two double bedrooms and cupboard with hatch giving access to spacious boarded loft.

Outside, rear garden having gravelled seating area, lawn, rear patio and fenced surround with gated access.







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.

Viewings

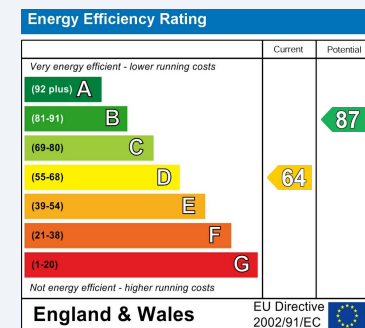
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.