



Highbridge Road, , Sutton Coldfield, West Midlands, B73 5RB

- Traditional end terrace
- Two reception rooms
- Fabulous sought after location
- Superb cottage garden
- 3 excellent bedrooms
- Spacious kitchen/breakfast
- No chain
- Council Tax Band D

Asking Price £315,000



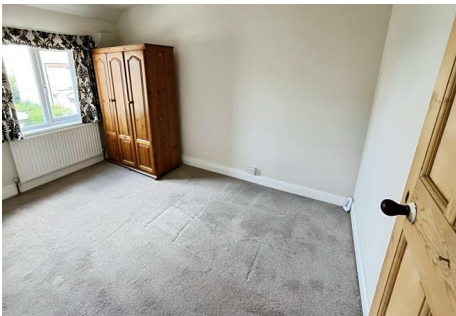
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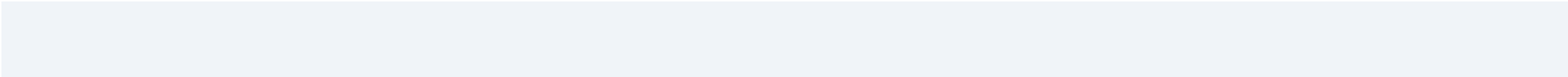
Offered with no upward chain and within walking distance of Boldmere's sought after shops, schools and public transport services including Wylde Green railway station, this excellent traditional end terraced residence simply must be viewed. The gas centrally heated and double glazed accommodation briefly comprises;

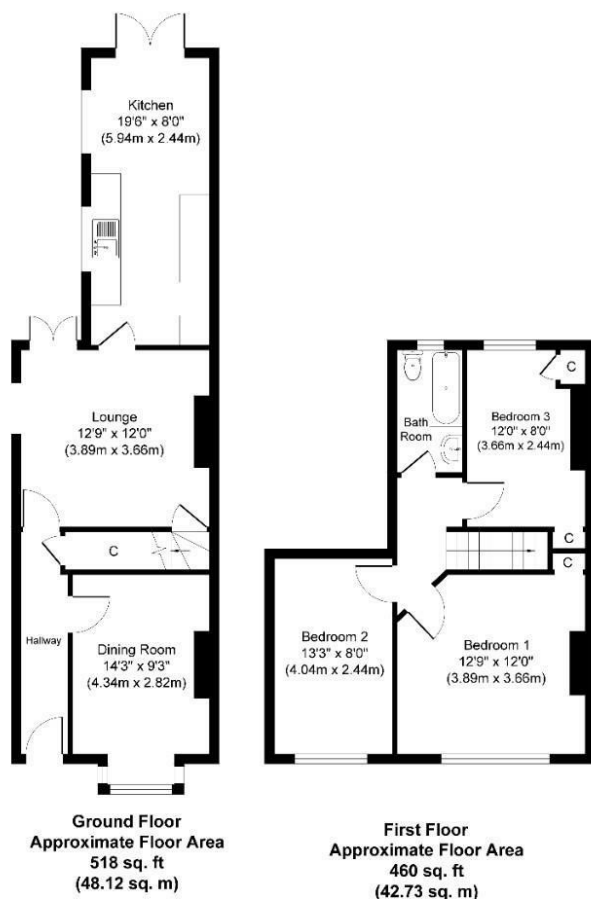
Reception hall with understairs store, dining room with fireplace and bay to front, lounge with fireplace, stairs to first floor and French doors to garden. 3 first floor good sized bedrooms (2 with wardrobes) and a family bathroom with white suite and shower over bath.

Outside, front driveway and good sized rear cottage garden with patio, lawn hedge and shrub screening and gate to shared access to the front. The integral double doors is shared pedestrian access with the adjacent property and there is a flying freehold under bedroom 2.



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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

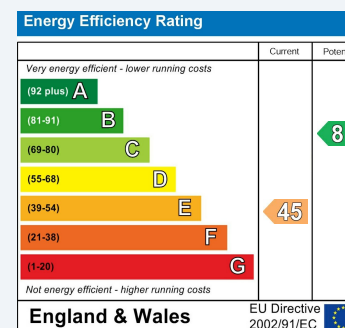
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.