

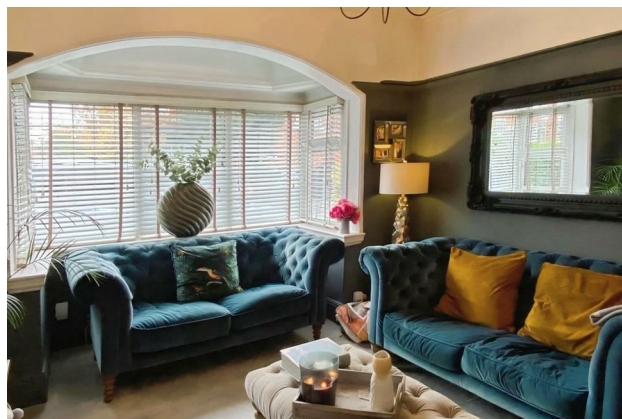
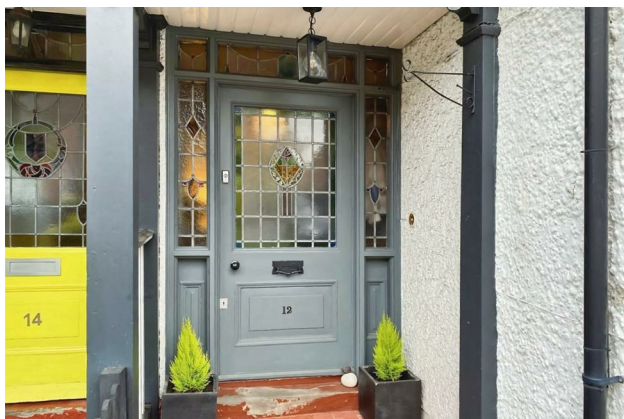
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12 Highbridge Road, Wylde Green, Sutton Coldfield, West Midlands, B73 5QA

Asking Price £450,000

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SUMMARY

This beautifully presented and spacious period semi-detached home enjoys a highly regarded and convenient location just off Birmingham Road, within easy reach of Sutton Coldfield town centre, Sutton Park and excellent local schools.

Thoughtfully modernised and improved while retaining much of its original character, this charming home offers gas central heating and double glazing throughout, blending period elegance with contemporary comfort.

A block-paved driveway provides off-road parking and leads to a welcoming covered porch. Inside, an impressive reception hall features a stunning leaded stained-glass entrance door, limestone flooring and a staircase rising to the first floor. The attractive living room offers a warm and inviting space, complemented by a separate dining room with limestone flooring, a feature fireplace with log burner and a built-in dresser. The dining area opens seamlessly into a stylish, refitted kitchen boasting a range of fitted units, oak work surfaces, a Belfast sink, integrated fridge/freezer and matching limestone flooring.

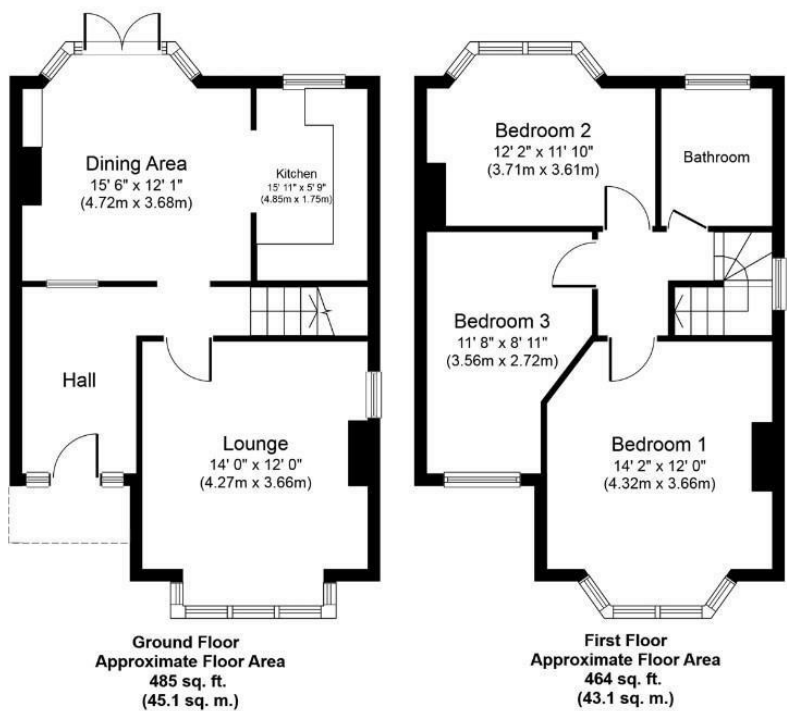
Upstairs, the landing provides access to a professionally boarded loft, along with three excellent bedrooms and a superb bathroom featuring a white suite, roll-top bath and separate shower cubicle.

Outside, the delightful enclosed rear garden enjoys a charming feel, with a block-paved patio, neat lawn, and an abundance of mature plants and shrubs, together with a gated trades entrance.

This exceptional home perfectly combines traditional character with modern convenience and must be viewed to be fully appreciated.

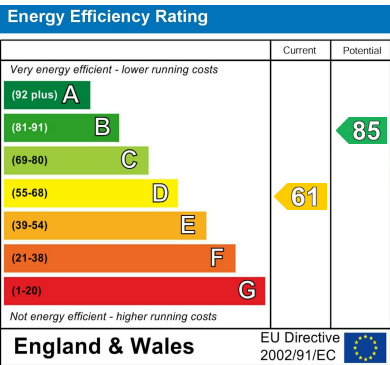
KEY FEATURES

- *Beautiful period semi-detached home
- *Three excellent bedrooms
- *Luxury refitted bathroom
- *Lovely Rear Garden
- *Council Tax Band D
- *Sought after and convenient location
- *Two reception rooms
- *Fitted kitchen
- *Well presented throughout



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.

EPC



Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold