



Webbs
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Amberley Way | Sutton Coldfield | B74 3RN
£450,000

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estate agents

Summary

** EXTENDED SEMI DETACHED HOUSE ** SOUGHT AFTER LOCATION ** CLOSE TO SCHOOLS ** DECEPTIVELY SPACIOUS ** WELL MAINTAINED AND IMPROVED ** INTERNAL VIEWING ADVISED ** FOUR BEDROOMS ** MODERN RE FITTED KITCHEN ** UTILITY ROOM ** OPEN PLAN DINER ** SEPARATE GUEST WC ** LIVING ROOM ** 2ND RECEPTION ROOM ** DRIVEWAY AND GARDEN ** DETACHED GARAGE ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this extended semi detached home having been improved and maintained to a high standard throughout. The property is situated in a popular and sought after convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , sitting room, Living Room, open plan Diner/family room, re fitted modern kitchen and a guest WC. The first floor landing leads to four bedrooms one with en suite and a re fitted modern bathroom. Externally there is a driveway, a detached garage and an enclosed garden to the rear. For a viewing call us on 01922 288800.

Key Features

- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- MASTER WITH EN SUITE
- FAMILY BATHROOM
- EXTENDED SEMI DETACHED FAMILY HOME
- DINER / FAMILY ROOM
- UTILITY / WC
- FOUR BEDROOMS
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALL

SITTING ROOM

9'7" x 14'6" (2.94 x 4.44)

LIVING ROOM

14'4" x 13'8" (4.39 x 4.17)

DINER / FAMILY ROOM

17'8" x 7'10" (5.39 x 2.4)

KITCHEN

9'6" x 11'5" (2.92 x 3.49)

UTILITY ROOM

5'4" x 6'8" (1.65 x 2.05)

WC

FIRST FLOOR LANDING

BEDROOM ONE

17'10" x 9'7" (5.44 x 2.93)

EN SUITE SHOWER ROOM

9'6" x 5'9" (2.92 x 1.76)

BEDROOM TWO

10'10" x 9'2" (3.31 x 2.81)

BEDROOM THREE

9'2" x 11'6" (2.81 x 3.52)

BEDROOM FOUR

8'4" x 8'6" (2.55 x 2.6)

FAMILY BATHROOM

8'2" x 7'11" (2.49 x 2.43)

OUTSIDE

Identification Checks







Approximate total area⁽¹⁾
121.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Planned
Very energy efficient - lower running costs	81	72	
Band A	B	C	
Band B	C	D	
Band D	E	F	
Band E	F	G	
Band G	G		
All energy efficient - lower running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC