



## 114 Welshmans Hill Sutton Coldfield, Birmingham, B73 6RS

This beautifully presented semi-detached home exudes warmth, style and practicality, offering spacious accommodation arranged over three impressive floors. NO ONWARD CHAIN.

Designed with modern family living in mind, it combines generous proportions, versatile living space and a highly convenient location close to excellent schools, transport links and an array of everyday amenities.

Ideally positioned within easy reach of Princess Alice Retail Park, the vibrant cafes, restaurants and independent shops of Boldmere, together with Sutton Coldfield town centre, this superb home is perfectly placed for families and commuters alike.

You're welcomed by a bright entrance hall, leading through to a stylish fitted kitchen/dining room complete with integrated appliances and space for family meals, entertaining friends

Guide price £285,000

# 114 Welshmans Hill

Sutton Coldfield, Birmingham, B73 6RS



- Beautifully presented semi-detached family home
- Principal bedroom with private en-suite
- Bright living room with direct garden access
- Excellent location close to schools, transport links, Princess Alice Retail Park, Boldmere and Sutton Coldfield town centres
- Spacious accommodation arranged over three floors
- Second bedroom with en-suite and walk-in wardrobe
- Landscaped split-level rear garden with patio and lawn
- Three well-proportioned bedrooms
- Modern kitchen/dining room with integrated appliances
- Driveway providing off-road parking for multiple vehicles

## Entrance Hall

## Guest WC

## Lounge

13'10" x 13'10" (4.24 x 4.22)

## Kitchen/Diner

13'6" x 9'10" (4.14 x 3.00)

## Family Bathroom

## Bedroom One

19'1" x 13'10" (5.84 x 4.24)

## En-Suite

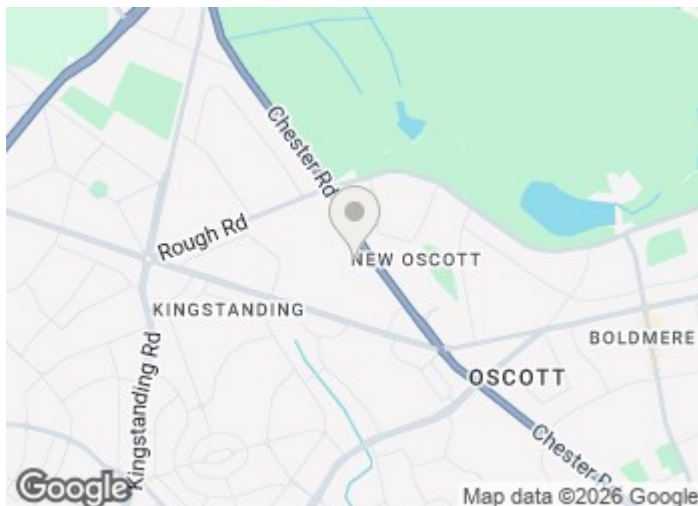
## Bedroom Two

13'6" x 10'11" (4.14 x 3.33)

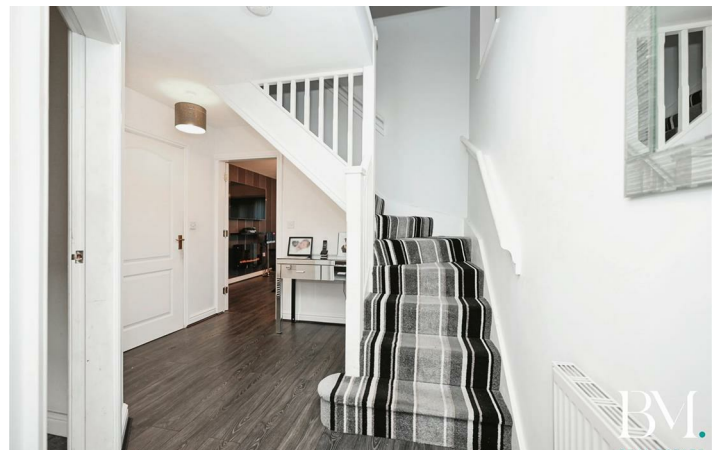
## En-Suite

## Bedroom Three

13'10" x 7'10" (4.22 x 2.41)

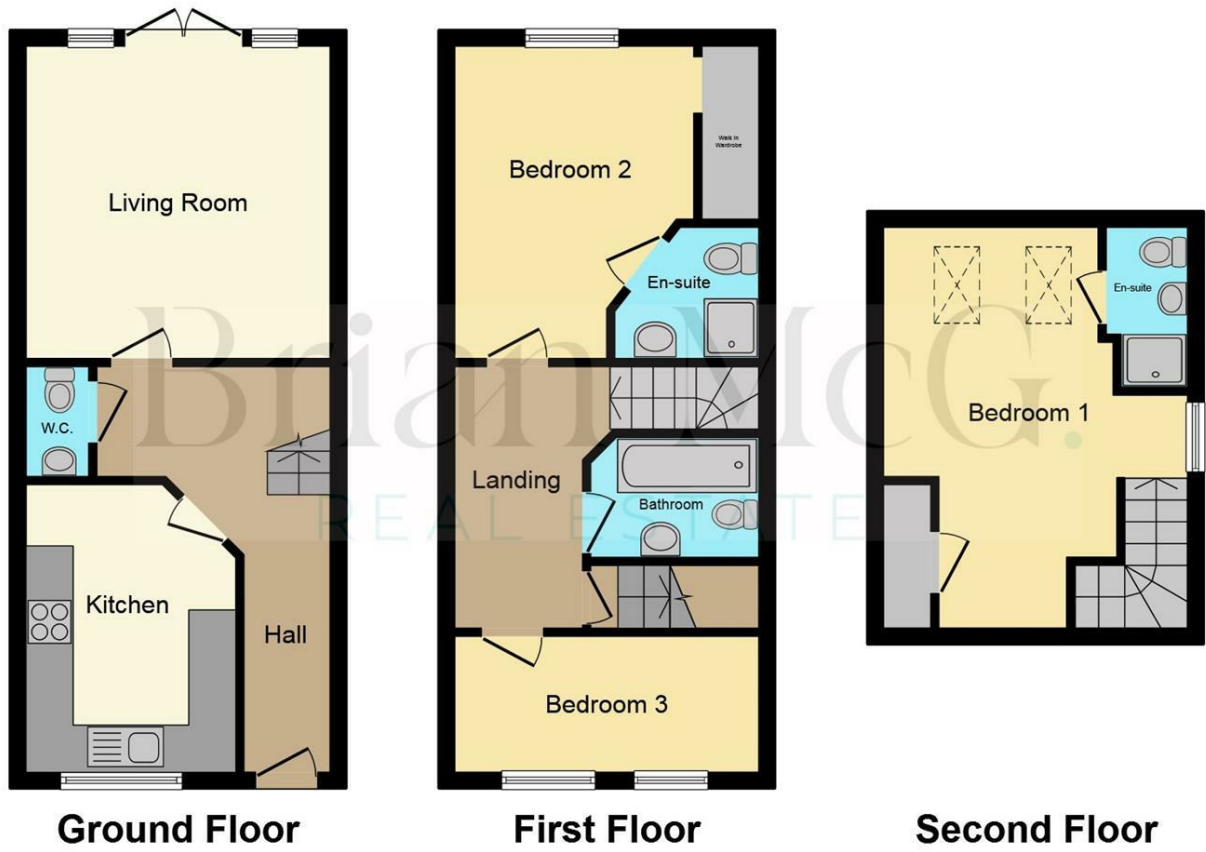


[Directions](#)





Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

