



West View Road, Sutton Coldfield, B75 6AY

- Traditional Family Detached
- Two Reception Rooms
- Four Bedrooms
- Certain Upgrading and Modernisation Required
- Large Garden of 1/5 Acre
- Refitted Kitchen
- Huge Potential to Extend (subject to planning)

£475,000



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DESCRIPTION

Superbly and very conveniently located just off Rectory Road, this spacious traditional family detached home built in the 1950's occupies a wonderful mature plot of 1/5th of an acre and must be seen.

Requiring certain upgrading and modernisation, the property benefits from a new central heating boiler, majority UPVC double glazing and has been rewired.

The lovely family accommodation has porch, hall with cloaks cupboard, lounge with fireplace, separate dining room, refitted kitchen with oven, hob and dishwasher, separate utility and downstairs W.C, four bedrooms, bathroom, separate W.C, airing cupboard with Worcester combi boiler and ladder to boarded loft with velux window.

Outside, garage and foregarden providing ample off road parking and fabulous rear garden with extensive lawn, covered side area and three sheds- all with power.





