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## 9 Highbridge Road, Sutton Coldfield, B73 5QA

## Offers Over £275,000

**Property Images**





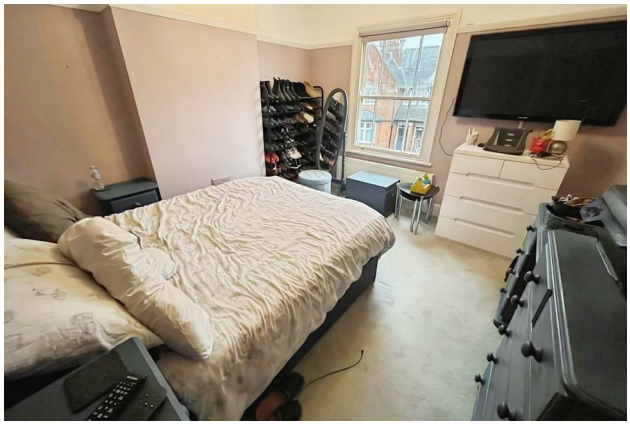












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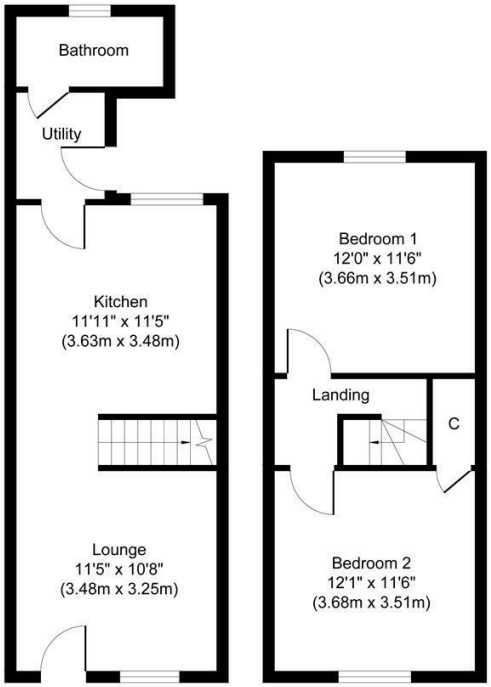




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## Floorplan

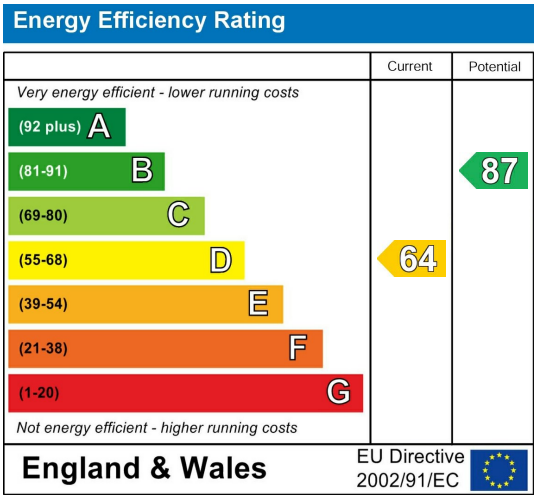



**Ground Floor**
**Approximate Floor Area**
**371 sq. ft**
**(34.46 sq. m)**

**First Floor**
**Approximate Floor Area**
**331 sq. ft**
**(30.75 sq. m)**

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 - End Terrace  Beds: 2  Bathrooms: 1  Receptions: 1  Tenure: Freehold

**Summary**

This immaculately presented, very well maintained, spacious, freehold, traditional end of terrace home occupies a lovely position just off either Birmingham Road or Boldmere Road within very easy access of Sutton Coldfield amenities, park, schools and Wylde Green Railway station.

The gas centrally heated accommodation, approached by a brick pathway, has attractive living room with feature fireplace, exposed timber floor and door to kitchen with oven, hob and extractor, under stairs cupboard and utility having gas combi boiler and opening to bathroom with refitted white suite.
On the first floor, two double bedrooms and cupboard with hatch giving access to spacious boarded loft.

Outside, rear garden having gravelled seating area, lawn, rear patio and fenced surround with gated access.

**Features**

• Characterful End Terrace • Two Double Bedrooms • Living Room • Fitted Kitchen • Utility • Refitted Bathroom • Cottage Style Garden • Sought After Location • Council Tax Band C