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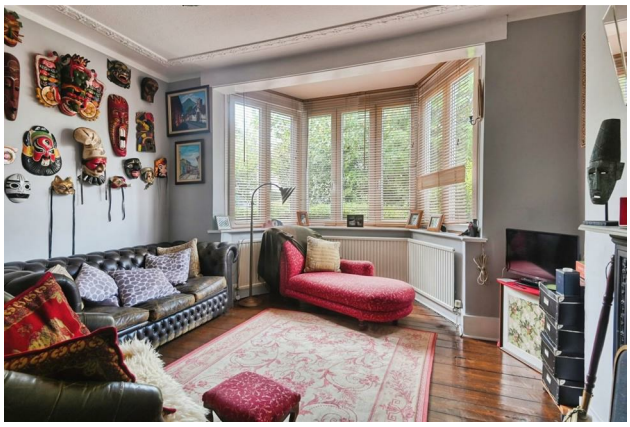
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295 Orphanage Road, Sutton Coldfield, B72 1BH

£475,000

Property Images

















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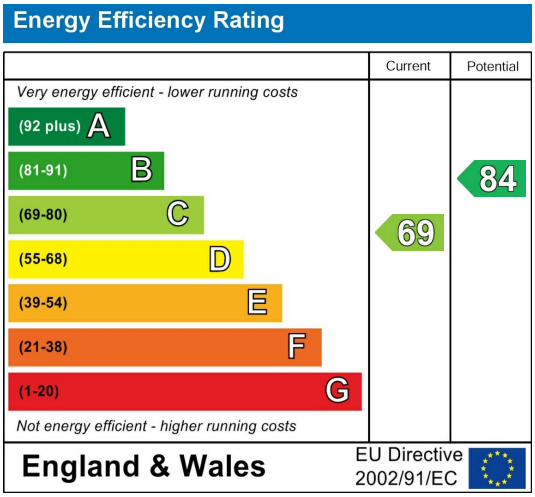


Ground Floor **First Floor**

Total floor area 149.5 sq.m. (1,609 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC



Map



Details

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

Summary

Offered with NO UPWARD CHAIN, this attractive three-bedroom semi-detached home beautifully combines character features with spacious, versatile accommodation, making it an ideal choice for families.

A welcoming entrance hallway, complete with stunning mock Minton-style tiled flooring, sets the tone for the rest of the property. Original features including attractive wooden flooring, decorative cornicing and a feature fireplace in the front lounge add warmth and charm throughout.

The ground floor offers a formal front lounge alongside a superb open-plan kitchen, dining and family living space, creating the perfect hub for modern family life. With direct access to the rear garden, this light-filled space is ideal for both everyday living and entertaining. The property also benefits from a downstairs WC leading through to a shower room, a useful utility lean-to and an attached garage.

To the first floor are three excellent-sized bedrooms. Bedroom two features fitted wardrobes, while the spacious principal bedroom benefits from fitted bookshelves. A well-appointed family bathroom serves the first floor.

Outside, the lovely enclosed rear garden provides a fantastic space to relax, entertain or enjoy with the family.

Further benefits include a recently replaced roof and gas central heating, offering peace of mind alongside the property's wealth of original character.

A wonderful family home that successfully blends period charm with practical modern living, and one that simply must be viewed to be fully appreciated.

Features

• Lovely three bed semi-detached • Family bathroom and separate shower room • Extended kitchen/diner/family room • Beautiful traditional features throughout • Three generous bedrooms • Well maintained reargGarden • Garage and driveway • Council Tax Band D • NO UPWARD CHAIN