



Elizabeth Road,  
Sutton Coldfield, B73 5AS

**Fixed £299,000**

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OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION - Offered for sale via Paul Carr Boldmere this presented bright and spacious property is positioned in a residential development of traditional properties built pre-war and consequently benefits from an excellent plot size. The property on offer benefits from being within a half mile of commuter train stations and is on the cusp of public transport routes, public transport being 5 minutes walk. The property is well served for amenities ranging from high street shopping to a multitude of local schools within both Boldmere and Sutton Town centre, with Princes Alice retail park being within a short distance.

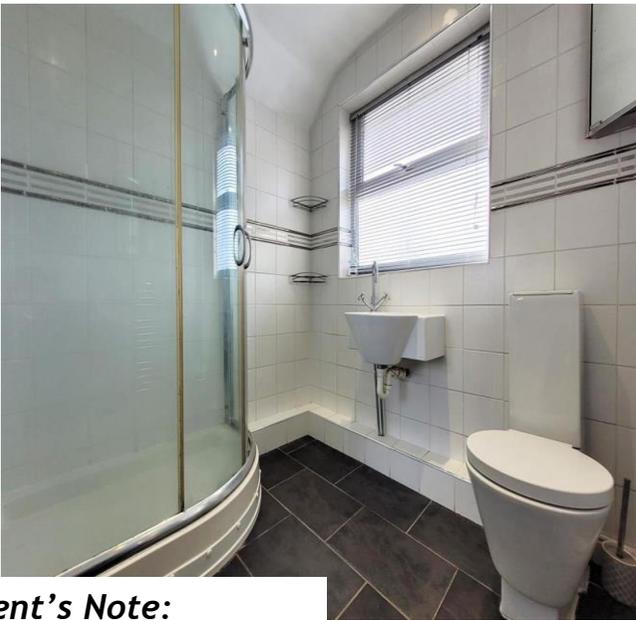
The property is approached via a block paved driveway with dressed fore garden. The front doorway leads into an entrance hallway which then leads into a bright and spacious family lounge and open plan dining room leading off which is a bright conservatory. To the rear elevation is fitted kitchen featuring a range of fitted units with integrated appliances with internal access into the garage and conservatory.

To the first floor are three bedrooms and a bright bathroom with shower suite.

The rear gardens are laid to lawn with patio having large, decked seating areas and offer pleasant grounds with herbaceous borders thereto and with panel fencing. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT  
POSSESSION UPON COMPLETION  
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO  
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND  
BEYOND  
THROUGH LOUNGE AND DINING ROOM  
FITTED KITCHEN  
CONSERVATORY

Hall  
Garage

Lounge/Dining Room 7.23m (23'8") x 2.96m (9'8")  
Kitchen 4.10m (13'5") x 1.93m (6'4")  
Conservatory

Landing

Bedroom 1 3.84m (12'7") x 2.97m (9'9") plus 0.14m  
(0'6") x 0.14m (0'6")  
Bedroom 2 2.97m (9'9") x 2.92m (9'7") plus 0.14m  
(0'6") x 0.14m (0'6")  
Bedroom 3 2.82m (9'3") x 2.21m (7'3") plus 0.14m  
(0'6") x 0.14m (0'6")  
Shower Room

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

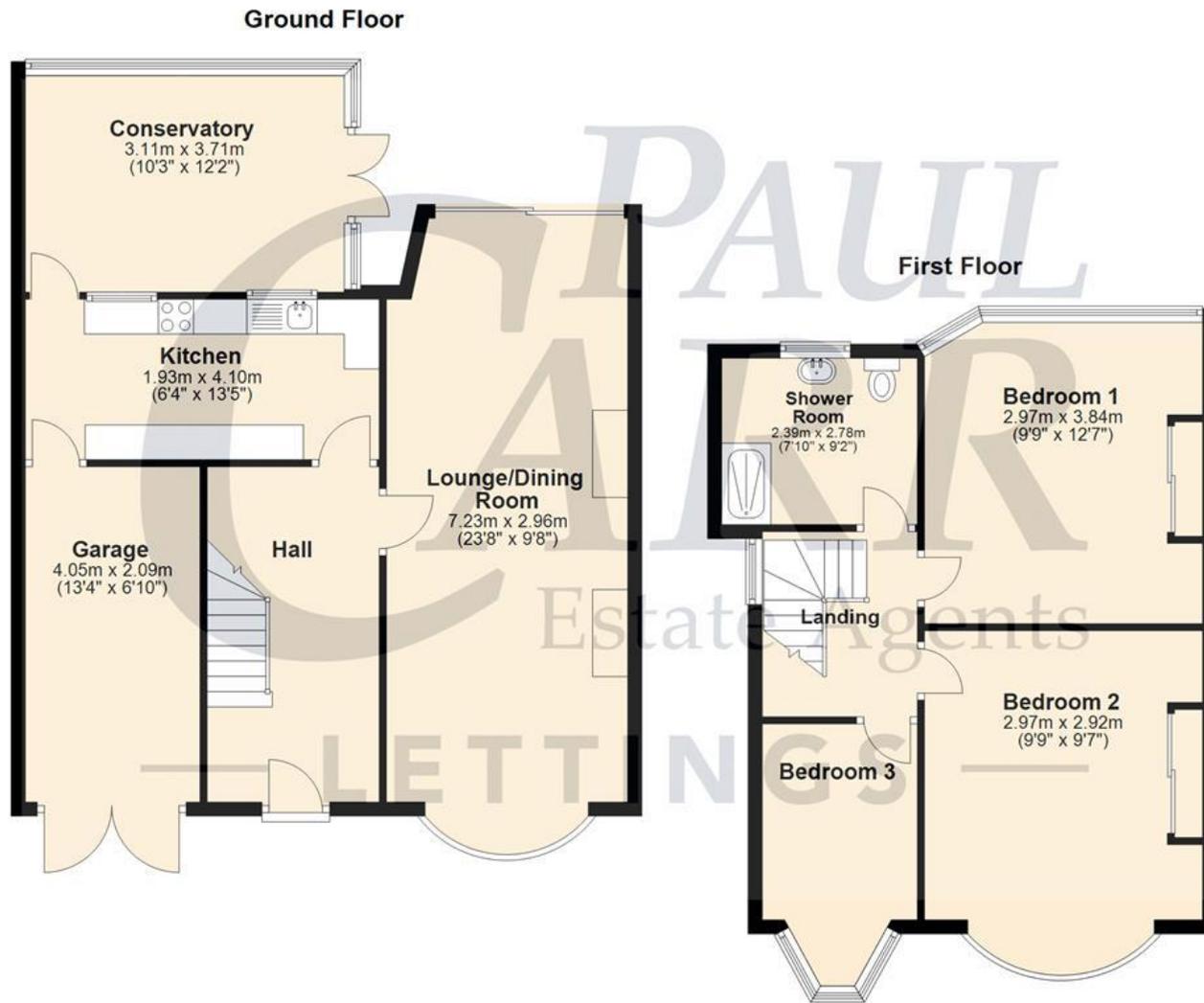
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### Viewer's Note:

Services connected: ALL  
Council tax band: C  
Tenure: Freehold  
Restrictions: N/A  
Other Charges: YES

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

