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5 Simpson Road, Sutton Coldfield, B72 1EP

Offers Over £450,000

Property Images

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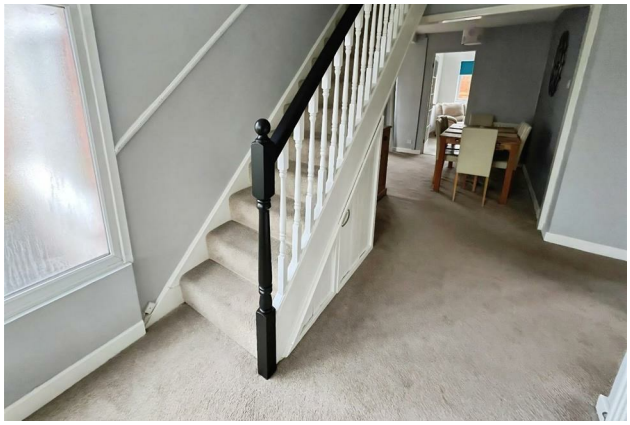

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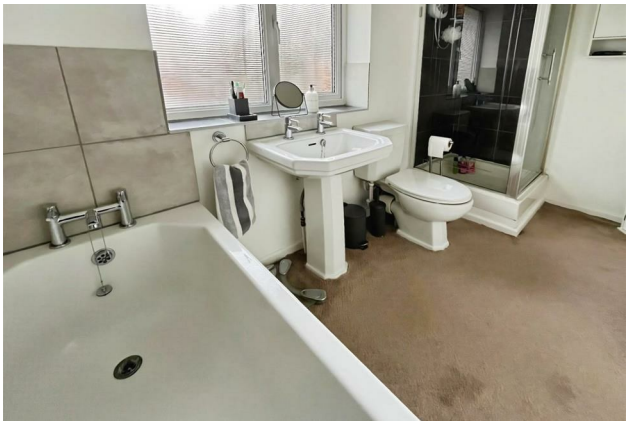

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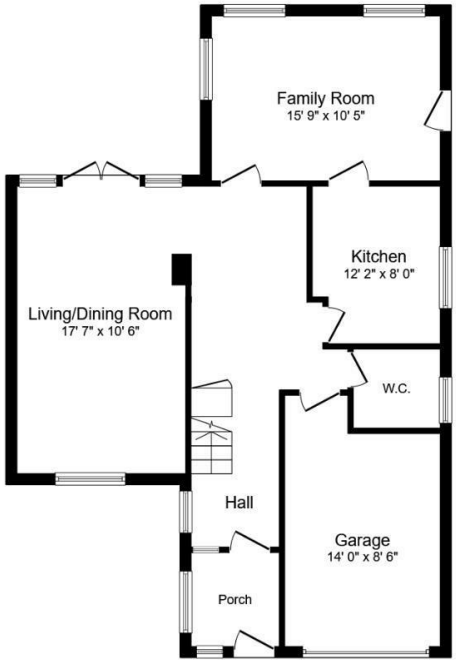
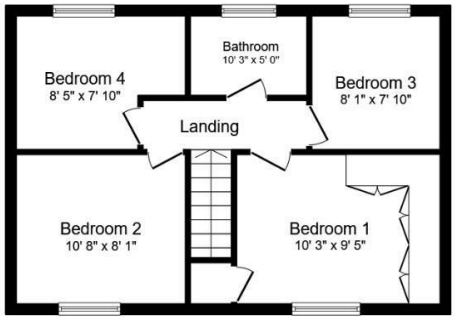


Ground Floor

Floor area 813 sq.ft.



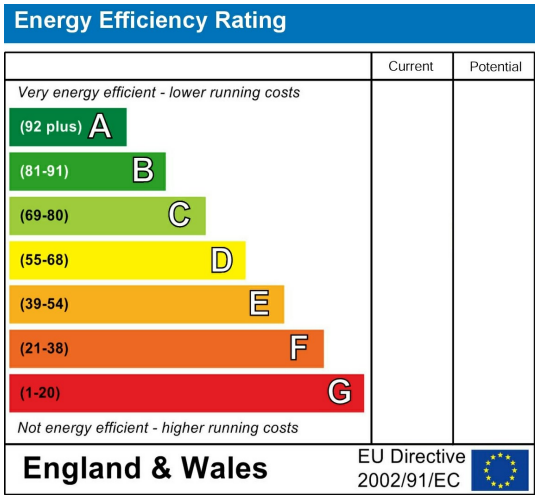
First Floor

Floor area 486 sq.ft.

Total floor area: 1,298 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

EPC



Map

Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 3 Tenure: Freehold

Summary

Very conveniently located just off Birmingham Road and backing onto Highclare School, this competitively priced, spacious, freehold detached family home offers easy access to Sutton's amenities, Wylde Green railway station and excellent local schools. Planning permission previously granted for a two-storey extension, which could be reapplied for. With gas central heating and double glazing, the spacious accommodation briefly comprises;

Large enclosed porch, reception hall with storage cupboard, guests cloakroom with white suite, open-plan living and dining room with feature fireplace, separate family room and kitchen with oven and hob.
First floor landing with loft access, four bedrooms (one with fitted wardrobes) and family bathroom with white suite and shower. Outside, garage housing Vaillant gas combi boiler, front lawn with double-width tarmac drive, enclosed rear garden with wall and fenced surround, side trades access, side lean-to store, patio areas and lawn.

Features

• Sought after, extended family detached • 3 reception rooms • Bathroom with shower • Garage • 4 bedrooms • Extension potential STPP • Guest cloakroom • Council Tax Band E