



College Road,
Sutton Coldfield, B73 5DJ

Offers in the Region Of £360,000

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OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION.

Beautifully presented throughout this outstanding and magnificently extended family home is conveniently situated for local schooling, having arterial transport routes within 200 yards and offering the solidity of a traditional semi-detached. This family home is a must for viewing.

The property briefly comprises; porch with entrance hallway with a sumptuous front facing lounge being further complimented by an extended rear dining/reception room, off the rear of the entrance hallway is an extended and fitted breakfast kitchen with a range of base and wall units with appliances thereto - ideal for a family - with doors off to the rear gardens and to a guest W.C.

To the first floor are three good size bedrooms and a bathroom with full white suite.

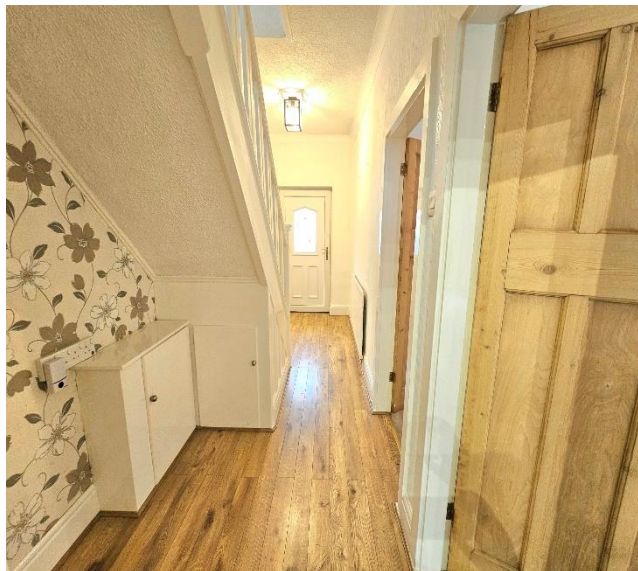
To the frontage is a dressed fore garden providing off road parking and to the right-hand elevation a garage with internal access through into the kitchen area.

Outstanding easterly gardens, with dressed patio with a lawned garden section and herbaceous borders then provide an ideal family entertainment area.

Early viewing is highly recommended to avoid disappointment and by appointment only via Paul Carr Boldmere office.

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

AN EXTENDED TRADITIONAL THREE BEDROOM HOME LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND, EXCELLENT SCHOOLS AND SHOPPING FACILITIES WITHIN WALKING DISTANCE IN BOLDMERE CENTRE

FAMILY LOUNGE AND EXTENDED REAR DINING ROOM FULLY FITTED DINING KITCHEN WITH APPLIANCES THERETO GROUND FLOOR GUEST W.C.

Porch
Hall
Garage

WC 2.39m (7'10") x 1.08m (3'6")
Kitchen/Breakfast Room 4.85m (15'11") x 4.55m (14'11")
Dining Room 4.28m (14') x 2.66m (8'9")
Lounge 5.84m (19'2") x 2.86m (9'4") max

Landing
Bedroom 3 2.70m (8'10") x 2.10m (6'11") max
Bedroom 1 4.33m (14'2") x 2.91m (9'6")
Bedroom 2 3.66m (12') x 3.02m (9'11")
Bathroom

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: 22nd January 2026

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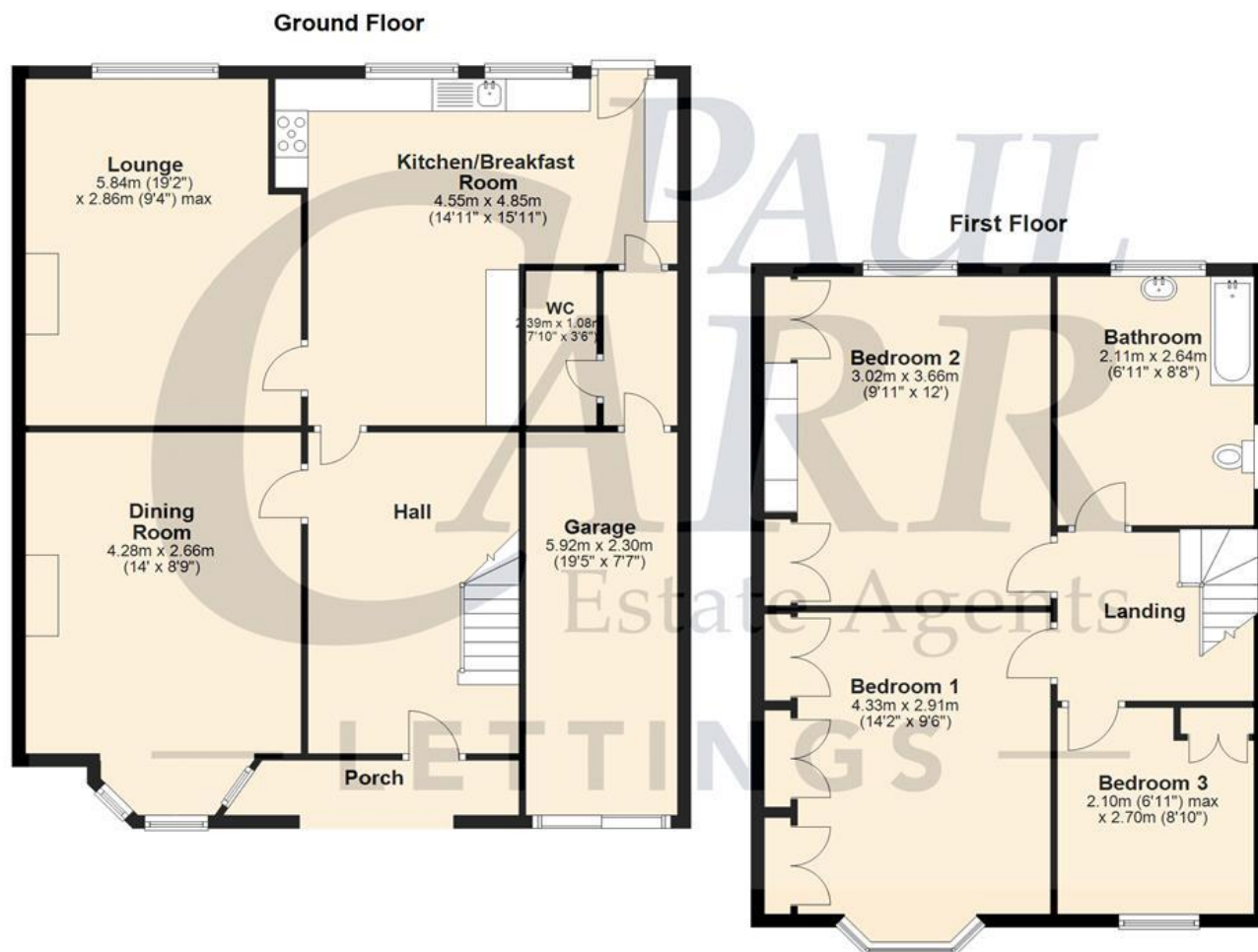
Viewer's Note:

Services connected: ALL
Council tax band: D
Tenure: Leasehold - 999 years from 25.03.1926

Floor Plan

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

Energy Efficiency Rating



Map Location