

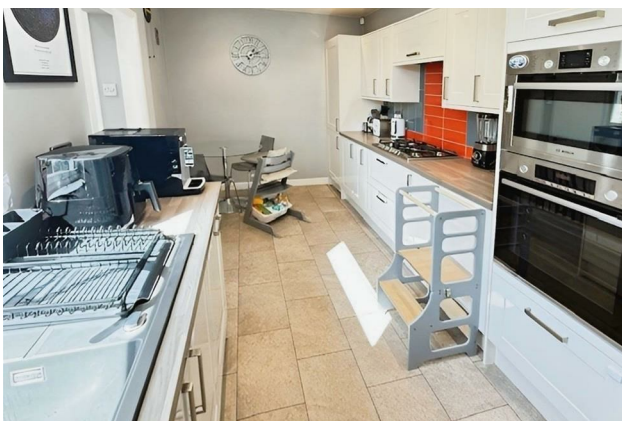
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38 Kinton Road, Sutton Coldfield, B73 5DN

Asking Price £475,000

Property Images



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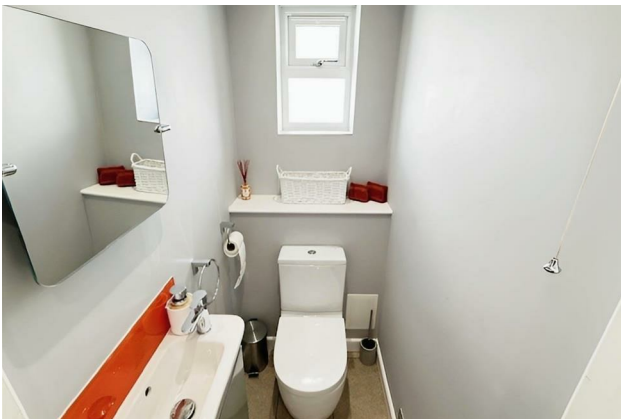
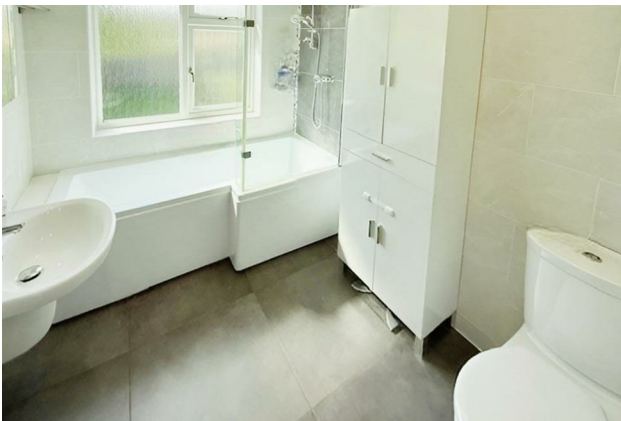
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales EU Directive 2002/91/EC 		

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

A rare opportunity to purchase a truly turn-key family home on one of Boldmere's most sought-after streets, offering an outstanding school catchment, strong community feel and long-standing neighbours that make this far more than just a house.

Since buying in 2021, the current owners have extensively improved the property throughout. The home has been fully repainted, flooring replaced across all three floors, and the ground floor benefits from beautifully restored solid wood flooring with underfloor heating beneath the front reception room. Presented in excellent condition, the property is ready for immediate occupation and can also be sold fully furnished, ideal for buyers seeking a smooth, uncomplicated move.

The accommodation is arranged over three floors. Two elegant reception rooms provide flexible living space, with the rear reception centred around a charming fireplace overlooking the garden. The stylish modern kitchen includes a breakfast area, separate utility room and downstairs WC.

The first floor offers two generous double bedrooms, alongside a separate home office and dedicated walk-in wardrobe, creating versatile space for modern family living. A contemporary family bathroom completes the floor.

The loft has been thoughtfully converted into a private bedroom suite, ideal as a principal bedroom, teenager's retreat, guest suite or quiet home office, offering excellent privacy away from the main household.

Energy efficiency has also been considered, with recently installed solar panels improving the EPC rating and helping reduce monthly bills. Provision has also been made for EV charging.

Outside, the property continues to impress with off-road parking for up to four vehicles, a single garage with additional eaves storage, and a mature landscaped garden featuring an outdoor dining area and two storage sheds.

The location is exceptional for families, with access to good schools.

This property simply must be viewed.

Features

- Beautiful four bedroom semi-detached
- NO UPWARD CHAIN
- Two reception rooms
- Well presented throughout
- Perfect for families
- Council Tax Band D
- EPC Rating C