



Stirling Road,
Sutton Coldfield, B73 6PS

£400,000

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£400,000

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Ideally situated on this sought after and coveted road the traditional style semi-detached property on offer benefits from having no onward chain, three well proportioned bedrooms, a good sized lounge, separate dining room with conservatory off, kitchen utility room and ground floor w.c. Outside a driveway provides garage access and off road parking with a gated side access to the mature rear garden and patio with summer house and sheds. Located within close proximity of many desirable amenities the house is available with no onward chain and must be viewed at the earliest opportunity in order to avoid disappointment.





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: 20th September 2024

Property Specification

SUPERBLY LOCATED TRADITIONAL STYLE SEM-DETACHED
 THREE WELL PROPORTIONED BEDROOMS
 GENEROUS LOUNGE AND SEPARATE DINING ROOM
 KITCHEN WITH UTILITY ROOM AND GROUND FLOOR WC
 OFF
 CONSERVATORY / GARDEN ROOM

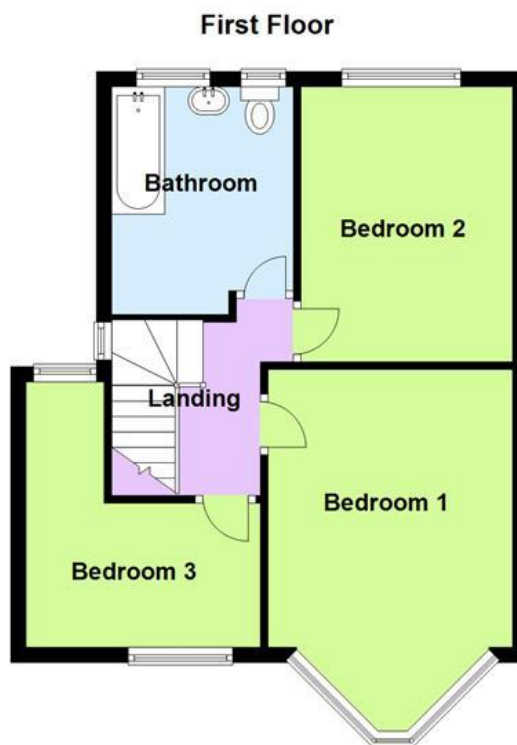
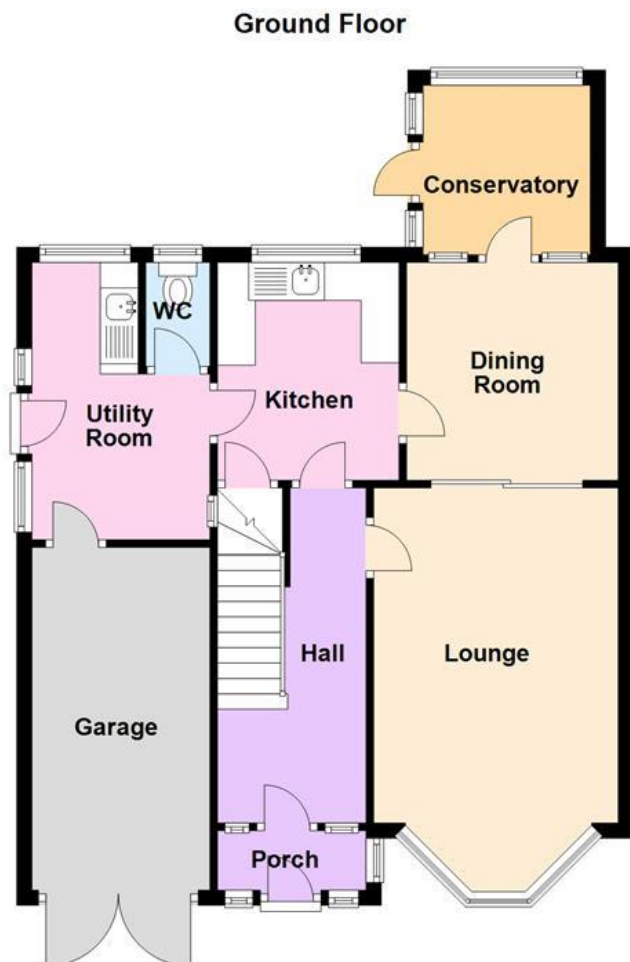
Lounge 5.32m (17'6") x 3.23m (10'7")
 Dining Room 2.87m (9'5") x 2.79m (9'2")
 Conservatory
 Kitchen 2.87m (9'5") x 2.39m (7'10")
 Hall
 Porch
 Garage
 Utility Room 3.66m (12') max x 2.35m (7'8")
 WC
 Bedroom 2 3.63m (11'11") x 2.79m (9'2") plus
 0.08m (0'3") x 0.08m (0'3")
 Bedroom 1 4.77m (15'8") x 3.23m (10'7")
 Landing
 Bathroom
 Bedroom 3 3.50m (11'6") x 3.09m (10'2") plus
 0.20m (0'8") x 0.20m (0'8")

Viewer's Note:

Services connected:
 Council tax band: D
 Tenure: Freehold years remaining, lease from
 Ground Rent: £0
 Service Charge: £0
 Restrictions:

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

