



Marchmount Road,  
Sutton Coldfield, B72 1EF

**£475,000**

# Sutton Coldfield

£475,000



This superbly located detached property occupies a much coveted and convenient location set within close proximity of a wealth of local amenities including nearby shops, desirable schools and superior transport links.

The excellent accommodation on offer is accessed via an enclosed porch and includes separate reception rooms, a conservatory, kitchen with veranda off and a ground floor wc.

To the first floor there are four bedrooms along with a separate bathroom and wc.

Outside a well-proportioned drive provides garage access and off-road parking whilst a secure side gate leads to the attractive mature rear garden.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

- SUPERBLY LOCATED TRADITIONAL FOUR BED DETACHED PROPERTY
- NO ONWARD CHAIN
- SEPARATE RECEPTION ROOMS
- CONSERVATORY OFF DINING ROOM
- KITCHEN WITH PANTRY
- SIDE VERANDA WITH GROUND FLOOR WC AND BOILER ROOM
- BATHROOM AND SEPARATE WC
- WELL PROPORTIONED MATURE GARDEN
- CLOSE PROXIMITY TO DESIRABLE SCHOOLS SHOPS AND TRANSPORT LINKS





## Property Specification

SUPERBLY LOCATED TRADITIONAL FOUR BED DETACHED PROPERTY

The property briefly comprises:

Lounge 3.63m (11'11") x 3.63m (11'11")

Dining Room 3.63m (11'11") x 3.63m (11'11")

Kitchen 3.21m (10'6") x 2.48m (8'2")

WC 1.62m (5'4") x 0.99m (3'3")

Utility 1.62m (5'4") x 1.32m (4'4")

Veranda 2.41m (7'11") x 2.34m (7'8")

Pantry 1.90m (6'3") x 0.81m (2'8")

Conservatory 2.59m (8'6") x 2.26m (7'5")

Bedroom 3.63m (11'11") x 3.63m (11'11")

Bedroom 3.63m (11'11") x 3.63m (11'11")

Bedroom 2.85m (9'4") x 1.89m (6'2")

Bedroom 4.68m (15'4") x 2.48m (8'2") max

Bathroom 2.49m (8'2") x 1.62m (5'4")

WC 1.57m (5'2") x 0.86m (2'10")

Garage 5.03m (16'6") x 2.49m (8'2")

### 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: 8th December 2022

### Viewer's Note:

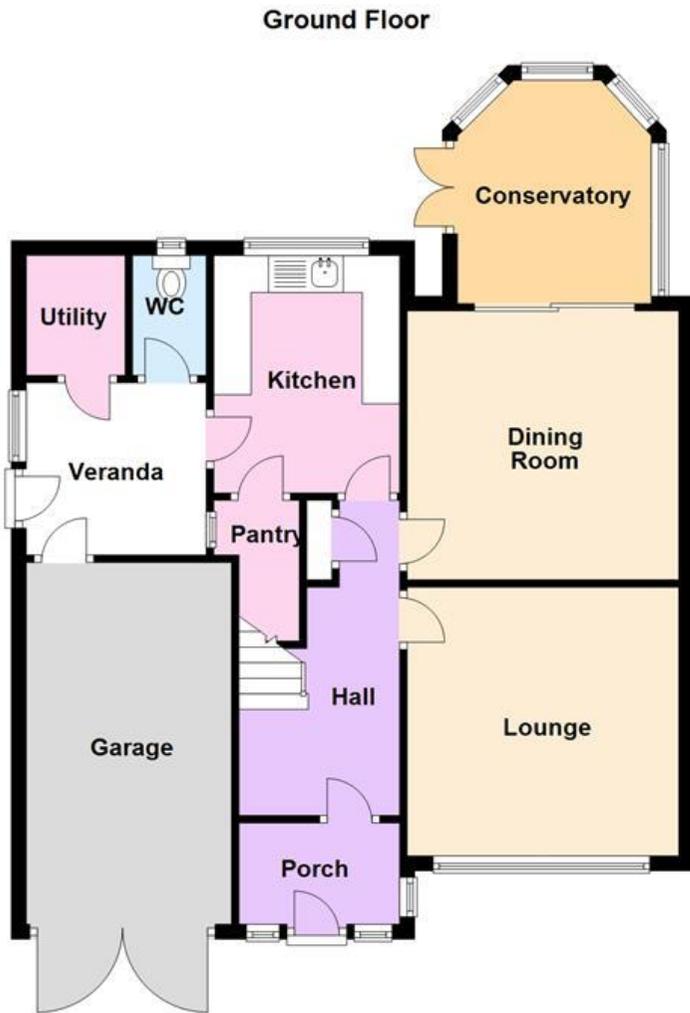
Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

# 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		
69-80	C		77   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

