



Braemar Road,  
Sutton Coldfield, B73 6LN

Guide Price £400,000



*Guide Price £400,000*

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This superbly located detached property offers an exceptional opportunity having scope for modernisation throughout and being ideally positioned for desirable local schools, shops, transport links and nearby Sutton Park.

Having no onward chain the accommodation briefly including a through lounge dining room, generous kitchen guest cloakroom three double bedrooms and family bathroom with separate bath and shower cubicle.

Outside a driveway provides garage access and off road parking whilst a side gate leads to the private mature rear garden.







### 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: 13th November 2023

## Property Specification

SUPERBLY LOCATED DETACHED PROPERTY  
THREE WELL PROPORTIONED BEDROOMS  
NO ONWARD CHAIN  
SCOPE FOR MODERNISATION THROUGHOUT  
CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND SHOPS

### Hall

Lounge 4.83m (15'10") x 3.48m (11'5")

Dining Room 3.48m (11'5") x 3.02m (9'11")

Kitchen 4.14m (13'7") x 3.02m (9'11")

### WC

### Store

### Landing

### Cupboard

### Bathroom

Bedroom 1 3.93m (12'11") x 3.48m (11'5")

Bedroom 2 3.48m (11'5") x 3.02m (9'11")

Bedroom 3 4.01m (13'2") x 2.70m (8'10")

### Garage

### Viewer's Note:

Services connected: Gas, Water, Drainage, Electric  
Council tax band: E  
Tenure: Freehold  
Other Charges:

# 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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

