



Bishops Road,
Sutton Coldfield, B73 6HX

Offers in the Region Of £865,000

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AN OPPORTUNITY NOT TO BE MISSED! Delightful throughout, this period extended, exquisitely presented and appointed family home offers arterial access to Sutton Coldfield and Birmingham centres and is within short distance of local primary and secondary schools, additionally it provides access to a range of local amenities to include shops, stores and supermarkets.

This outstanding property boasts entrance via a vestibule and inner hallway offering an exquisitely presented original 'Minton' tiled floor. A front sitting room overlooks the fore garden with access to the delightful rear sitting room. Leading separately off the hallway is a most luxuriously appointed open plan dining kitchen with a range of kitchen appointments with a magnificent aspect and access to the most delightful rear gardens, the kitchen is formed by an extension to the property and offers a lantern ceiling, center island a range of matching high quality base and wall units with integrated appliances thereto and access to rear gardens. A guest W.C. is also provided.

To the first floor are three excellent bedrooms and a beautifully appointed bathroom featuring a fitted shower suite.

The second-floor elevation offers a further spacious double bedroom suite with dual aspect elevated views and has a separate bathroom providing a full white suite.

To the rear are thoughtfully presented family friendly south facing gardens which comprises patio seating areas and lawned garden ideal for summer entertainment - a sheer delight to view.

To the frontage is off road parking with garage leading off, the overall plot size being some 0.14 acres.

This home is bound to attract interest and viewing is strictly by appointment and via Paul Carr Boldmere is highly recommended for proceedable purchasers only.

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 Lega . 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

DELIGHTFULLY POSITIONED THIS EXCEPTIONALLY REDRESSED PERIOD SEMI-DETACHED PROPERTY IS A MUST FOR VIEWING. OFFERING MANY ORIGINAL FEATURES TO INCLUDE 'MINTON' TILE FLOORING. LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND. BEING LOCATED IN SUTTON TOWN CENTRE, THERE IS CONSEQUENT ACCESS TO A VAST RANGE OF LOCAL SHOPPING FACILITIES AS WELL AS ENTERTAINMENT VENUES AND MOST IMPORTANTLY LOCAL PRIMARY AND SECONDARY SCHOOLS. THE PROPERTY OFFERS TWO BEAUTIFULLY PRESENTED RECEPTION ROOMS WITH SUMPTUOUS PRESENTATION, A GUEST W.C. CLOAKROOM IS ALSO PROVIDED. AN EXCEPTIONAL EXTENDED DINING KITCEHN WITH LANTERN CEILING, GABLE END OPENING ONTO THE REAR GARDENS AND A RANGE OF MATCHING BASE AND WALL UNITS WITH CENTRE 'ISLAND' WITH INTEGRATED APPLIANCES THERETO.



Porch
Hall
Living Room 3.97m (13') x 3.70m (12'2")
Lounge 4.10m (13'5") x 3.21m (10'6")
Garage
WC
Dining Room 4.57m (15') x 2.77m (9'1")
Kitchen 4.61m (15'2") x 4.28m (14'1")

Landing
Shower Room
Bedroom 1 7.20m (23'7") x 3.97m (13'0")
Bedroom 2 4.00m (13'1") x 3.95m (12'11") plus 0.27m (0'11") x 0.27m (0'11")
Bedroom 3 3.71m (12'2") x 3.63m (11'11") plus 0.27m (0'11") x 0.27m (0'11")
Bedroom 4 2.38m (7'10") x 2.10m (6'11") plus 0.27m (0'11") x 0.27m (0'11")
Bedroom 5 3.80m (12'6") x 2.30m (7'7") plus 0.27m (0'11") x 0.27m (0'11")

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:

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Viewer's Note:

Services connected: All
Council tax band: F
Tenure: Freehold
Restrictions: N/A
Other Charges: yes

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	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

