



Ebrook Road,  
Sutton Coldfield, B72 1NY

**Guide Price £300,000**

# Sutton Coldfield

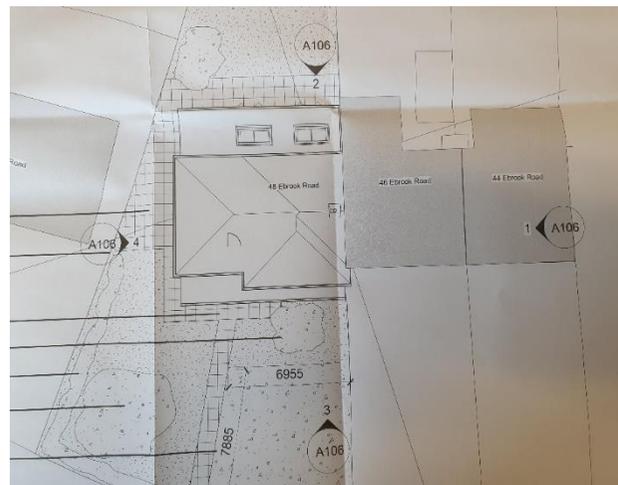
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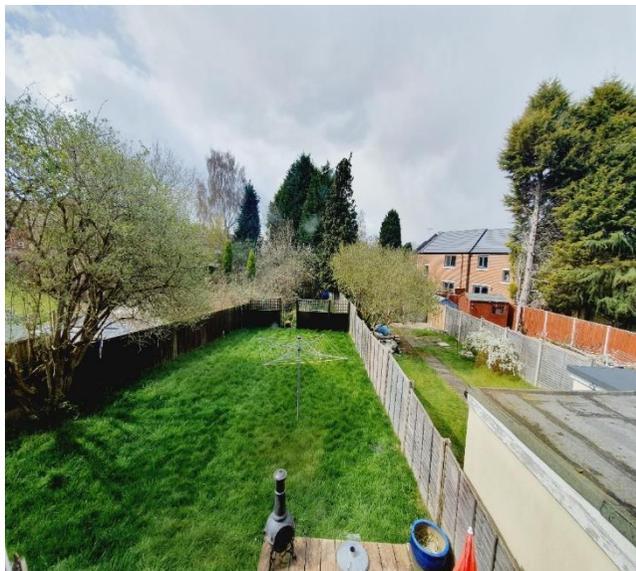


Available with no upward chain this two-bedroom end town house sits within a sizable plot with outline planning permission for extension to a four bedroom, two reception room family home with open plan family kitchen/dining room, two bathrooms and en-suite to the master bedroom.

Close to a range of local amenities to include well regarded schooling arterial access to Sutton Coldfield town centre, this project is a rare opportunity to acquire a most rewarding development project.

- NO UPWARD CHAIN
- EXCITING DEVELOPMENT OPPORTUNITY
- OUTLINE PLANNING PERMISSION FOR A FOUR BEDROOM LUXURY HOME
- OPEN PLAN FAMILY KITCHEN DINER
- SEPARATE LOUNGE
- FIRST FLOOR BATHROOM
- CLOSE PROXIMITY TO TOWN CENTRE AND DESIRABLE SCHOOLS
- GOOD SIZE FRONT AND REAR GARDENS





## Property Specification

EXCITING DEVELOPMENT OPPORTUNITY  
OUTLINE PLANNING PERMISSION FOR A FOUR BEDROOM  
LUXURY HOME

The property briefly comprises:

Lounge 3.92m (12'10") x 3.46m (11'4")

Kitchen/Diner 4.87m (16') x 2.86m (9'5")

Bedroom 1 3.94m (12'11") x 3.46m (11'4")

Bedroom 2 2.99m (9'10") x 2.86m (9'5")

Bathroom 1.82m (6'0") x 1.78m (5'10")

### 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 April 2021

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

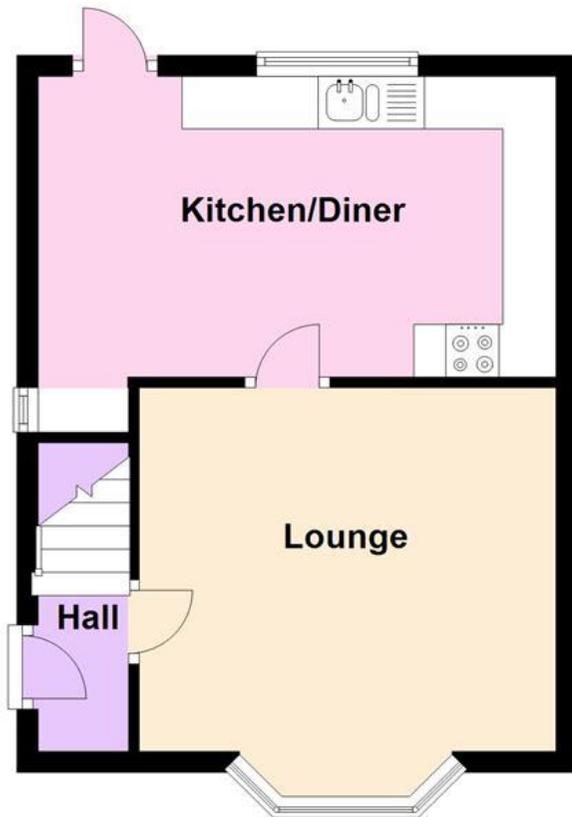
Council tax band: B

Tenure: Freehold

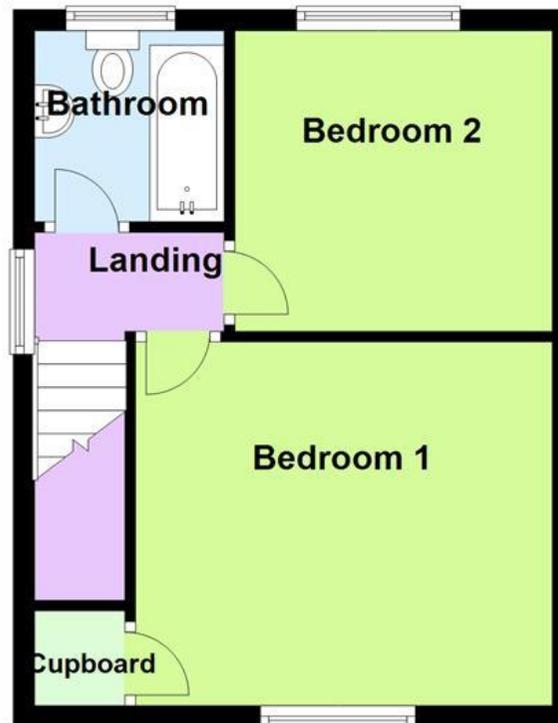
# Floor Plan

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

### Ground Floor



### First Floor



## Energy Efficiency Rating

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

## Map Location

