



Cofield Road,
Sutton Coldfield, B73 5SD

£258,000

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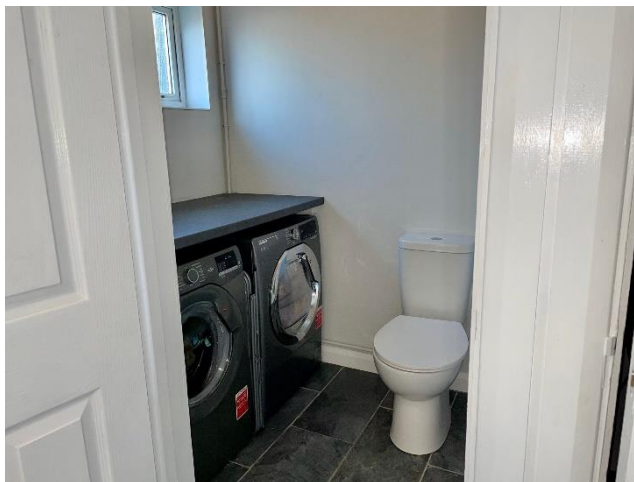


This superbly presented mid terraced property occupies an enviable and much coveted location set near to Boldmere Primary School within close proximity of nearby Boldmere High Street and its desirable amenities and superior transport network.

The accommodation itself is accessed via a hallway which leads to a beautifully decorated living room with modern fitted kitchen off and a utility room with wc and under stairs pantry.

To the first floor there are two double bedrooms and a modern bathroom with white suite whilst outside the home sits behind a lawned fore garden with a most generous mature rear garden.

- SUPERBLY PRESENTED TWO DOUBLE BED TERRACE
- HIGHLY DESIRABLE LOCATION NEAR TO BOLDMERE PRIMARY SCHOOL
- CLOSE PROXIMITY TO BOLDMERE HIGH STREET
- SUPERIOR TRANSPORT NETWORK NEARBY
- WELL DECORATED ATTRACTIVE LIVING ROOM
- EXCELLENT MODERN FITTED KITCHEN
- GENEROUS MATURE REAR GARDEN
- MODERN BATHROOM WITH WHITE SUITE





Property Specification

SUPERBLY PRESENTED TWO DOUBLE BED TERRACE

The property briefly comprises:

Living Room 4.25m (13'11") max x 3.48m (11'5")

Kitchen 3.60m (11'10") x 2.57m (8'5")

Utility Room/W.C 1.60m (5'3") x 1.40m (4'7")

Bedroom 4.27m (14') x 3.20m (10'6")

Bedroom 3.25m (10'8") x 2.77m (9'1")

Bathroom 1.80m (5'11") x 1.60m (5'3")

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: 15th September 2022

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

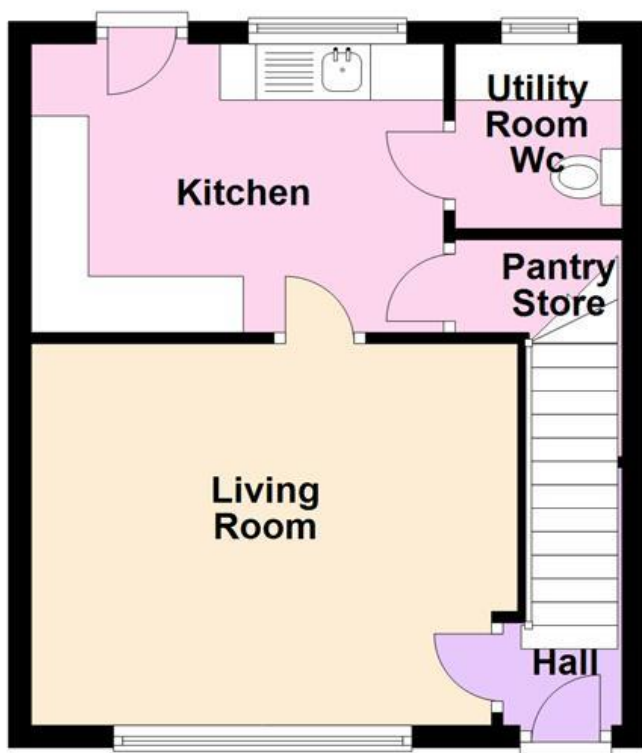
Council tax band: B

Tenure: Freehold

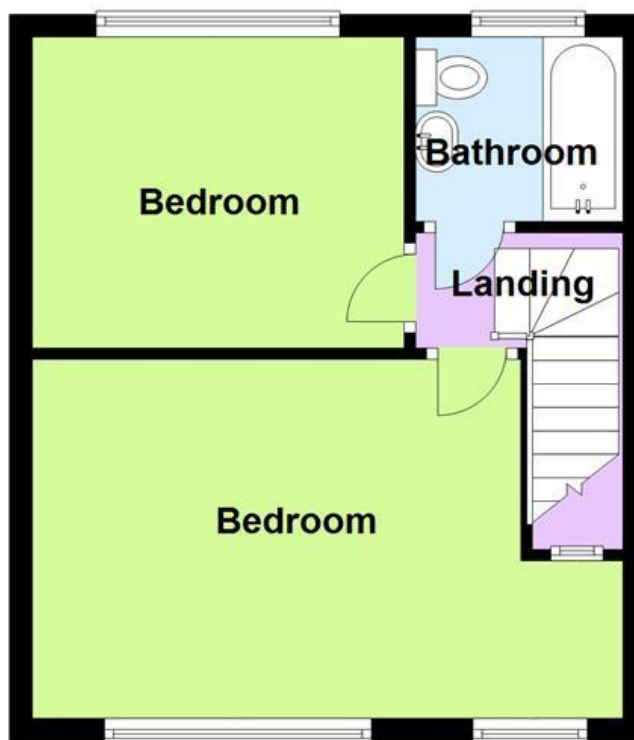
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

