



Antrobus Road,
Sutton Coldfield, B73 5EJ

£415,000

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This superbly presented traditional style semi detached property occupies an enviable and convenient location within close proximity of Boldmere high street with access to many amenities including desirable schools, shops, restaurants and transport links.

The accommodation on offer is accessed via a welcoming hall and comprises a guest cloakroom, lounge and family dining kitchen.

To the first floor there are three bedrooms and an excellent bathroom.

Outside the home sits behind a generous drive giving off road parking for vehicles, garage access and having a gated side passage to well proportioned mature garden and patio with a multi functional cabin suitable for a variety of uses.

- SUPERBLY PRESENTED TRADITIONAL SEMI DETACHED
- THREE BEDROOMS
- CONVENIENT AND COVETED LOCATION
- CLOSE PROXIMITY TO BOLDMERE PRIMARY SCHOOL
- CONTEMPORARY DINING KITCHEN
- CONSERVATORY AND SEPARATE LOUNGE
- GUEST CLOAKROOM
- GENEROUS GARDEN WITH WELL PROPORTIONED CABIN
- ENLARGED BATHROOM WITH SEPARATE BATH AND SHOWER





Property Specification

SUPERBLY PRESENTED TRADITIONAL SEMI DETACHED

The property briefly comprises:

Porch

Hall

Lounge 3.64m (11'11") x 3.48m (11'5")

Family Dining Kitchen 5.99m (19'8") max x 4.22m (13'10")

WC 1.42m (4' 8") x 0.84m (2' 9")

WC 1.27m (4' 2") x 0.71m (2' 4")

Conservatory 2.64m (8' 8") x 2.44m (8' 0")

Bedroom 3.66m (12') x 3.45m (11'4")

Bedroom 4.24m (13'11") x 3.45m (11'4")

Bedroom 2.65m (8'8") x 2.46m (8'1")

Bathroom 2.99m (9' 10") x 2.39m (7' 10")

Garage 4.54m (14' 11") x 2.44m (8' 0")

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: 19th October 2020

Viewer's Note:

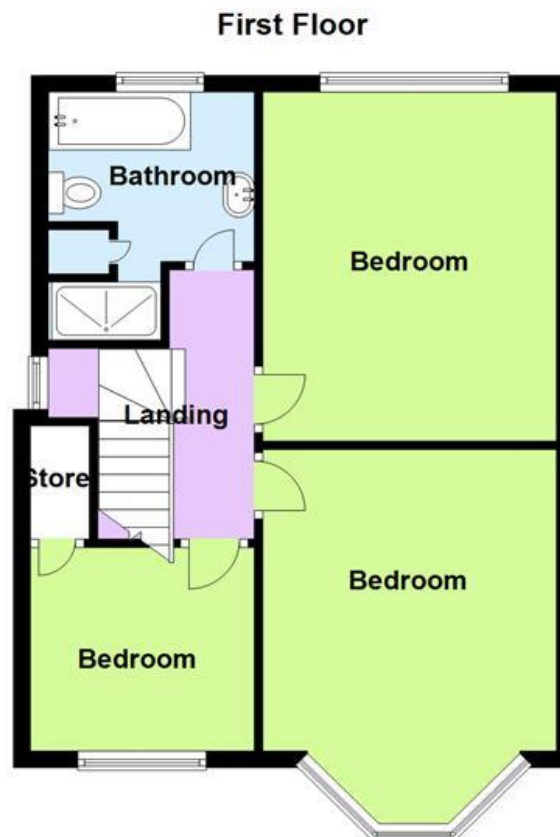
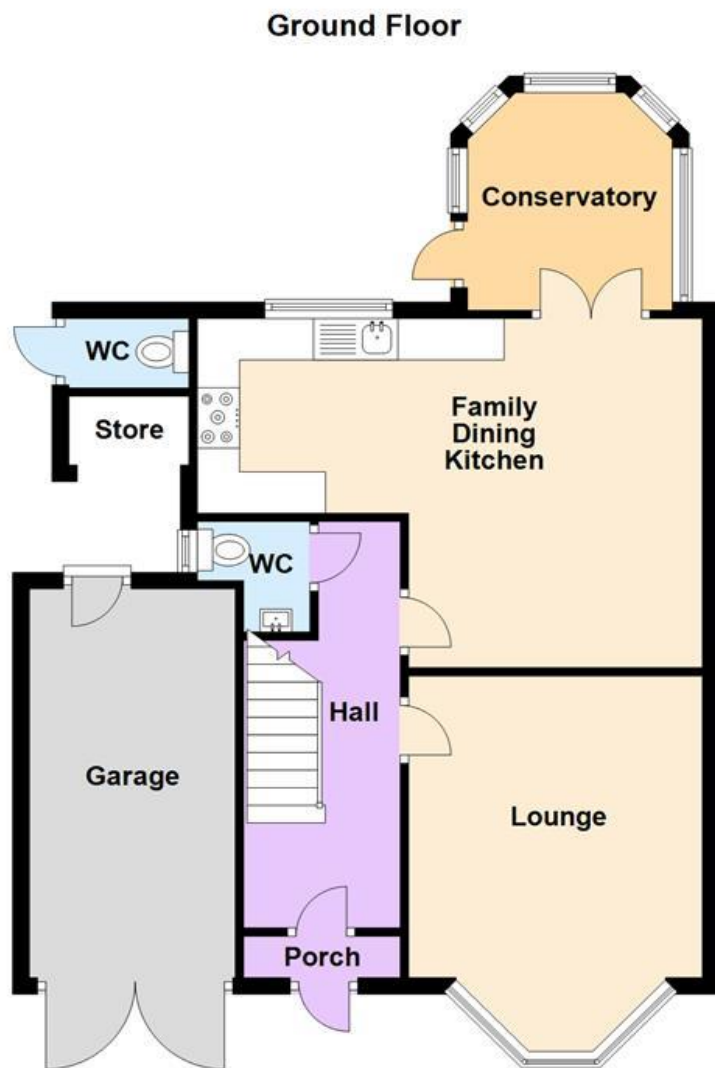
Services connected: Mains electricity, gas, water & drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

