



College Road,  
Sutton Coldfield, B73 5DL

Offers in Excess of £365,000

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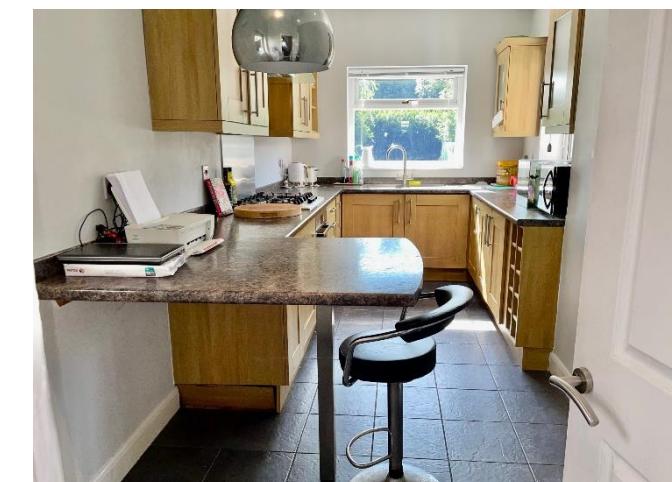
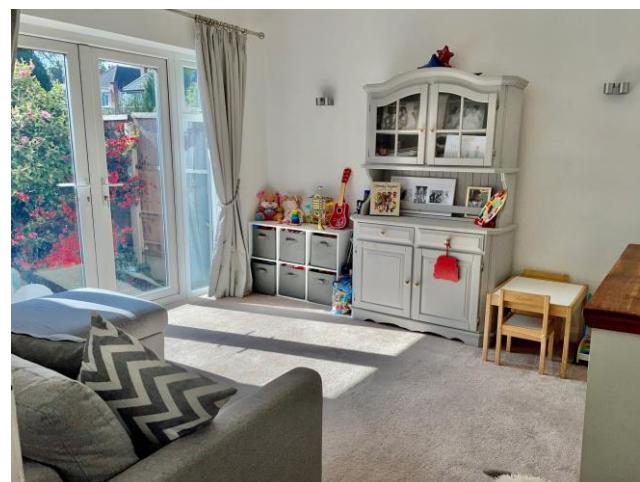


This traditional style extended semi-detached property occupies a convenient and coveted location set within close proximity of desirable amenities and transport links at nearby Boldmere, New Oscott and beyond.

With accommodation accessed via an enclosed porch and entrance hall the ground floor offers a breakfast kitchen, separate reception rooms and guest cloakroom whilst the first-floor benefits from three bedrooms and a bathroom with white suite.

Outside there is a front drive providing off road parking and access to the tandem garage which also houses a utility area and leads through to the enclosed private and mature rear garden.

- EXTENDED TRADITIONAL SEMI DETACHED
- THREE BEDROOMS
- SEPARATE LOUNGE AND DINING ROOM
- BREAKFAST KITCHEN
- BATHROOM WITH WHITE SUITE
- WELL PROPORTIONED MATURE GARDEN
- TANDEM GARAGE WITH UTILITY AREA
- CLOSE PROXIMITY TO DESIRABLE SHOPS AND TRANSPORT LINKS
- EASY ACCESS TO NEARBY BOLDMERE NEW OSCOTT AND BEYOND





### 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: 3rd May 2022

## Property Specification

EXTENDED TRADITIONAL SEMI DETACHED

The property briefly comprises:

Porch

Hall

**Lounge 3.94m (12'11") x 3.15m (10'4") max**

**Dining Room 3.62m (11'10") x 3.61m (11'10")**

**WC 1.70m (5'7") x 0.81m (2'8")**

**Breakfast Kitchen 5.26m (17'3") x 2.03m (6'8") max**

**Garage Utility 8.99m (29'6") x 2.41m (7'11")**

**Bedroom 3.68m (12'1") x 3.17m (10'5") max**

**Bedroom 3.61m (11'10") x 3.37m (11')**

**Bedroom 2.44m (8') x 2.38m (7'10")**

**Bathroom 2.08m (6'10") x 1.88m (6'2")**

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: D

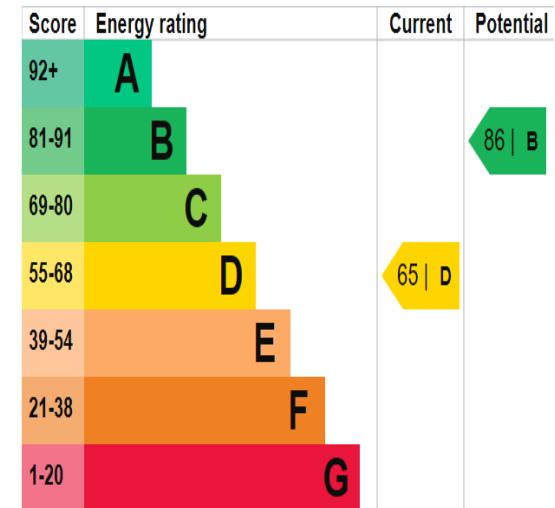
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

