



Elizabeth Road,
Sutton Coldfield, B73 5AT

Offers in Excess of £320,000

- **SUPERBLY PRESENTED TRADITIONAL SEMI DETACHED**
 - **THREE BEDROOMS**
 - **CONTEMPORARY FAMILY DINING KITCHEN**
 - **SEPARATE LOUNGE WITH BAY WINDOW**
 - **GUEST CLOAKROOM AND SEPARATE UTILITY**
- **FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER CUBICLE**
 - **MATURE GARDEN WITH PATIO**

This superbly presented extended and much improved three bed semi-detached property occupies an enviable and convenient location set within close proximity of many desirable amenities including sought after shops and transport links. The stunning accommodation on offer includes a contemporary family dining kitchen with utility off, a sumptuous lounge and guest cloakroom. To the first floor the three bedrooms are complemented by a family bathroom with separate bath and shower cubicle and enjoying a far reaching cityscape view. Outside there is off road parking to the front and a mature garden and patio to the rear. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Lounge 3.66m (12') max x 3.18m (10'5")

Family Dining Kitchen 7.47m (24'6") x 3.63m (11'11")

Utility 3.13m (10'3") x 2.01m (6'7")

WC

Landing

Bedroom 1 3.63m (11'11") x 3.18m (10'5")

Bedroom 2 3.66m (12') x 2.00m (6'7") plus 0.02m (0'1") x 0.02m (0'1")

Bedroom 3 2.73m (9') x 2.29m (7'6")

Bathroom

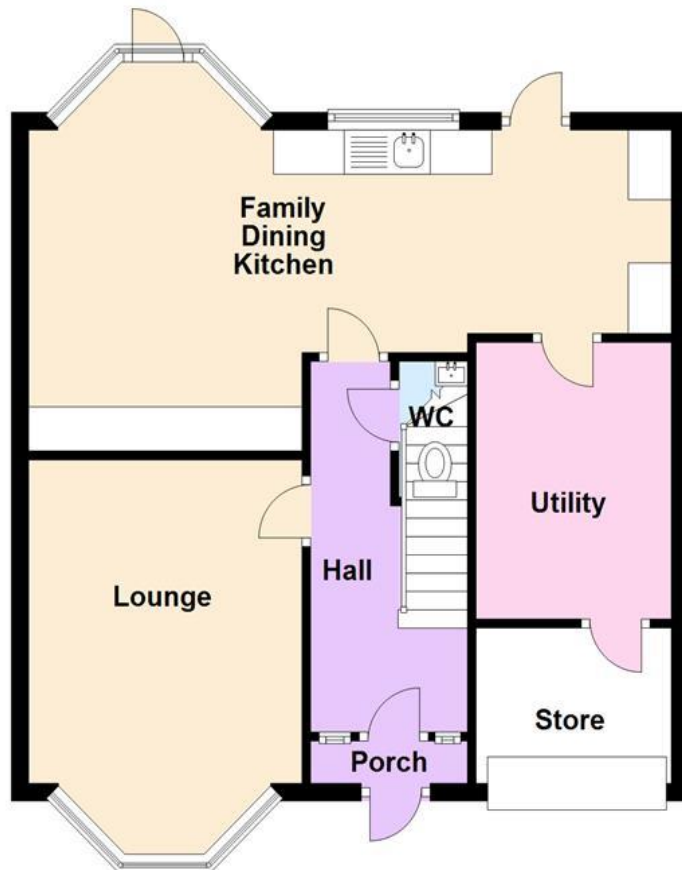




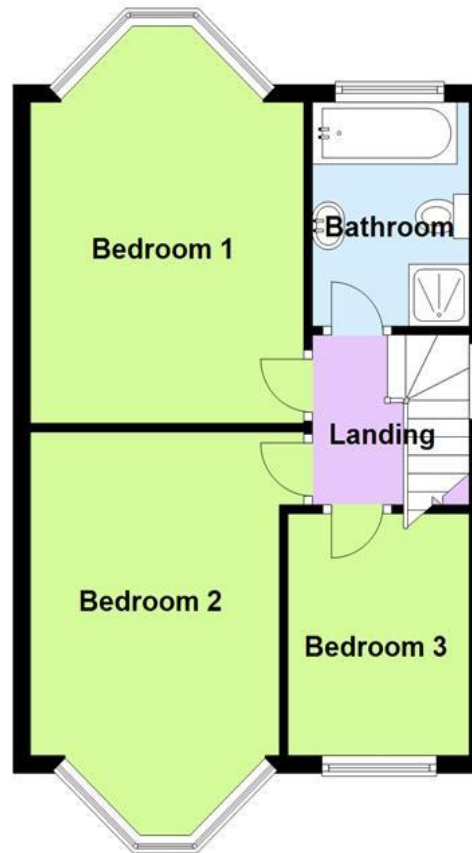
Floor Plan

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

Ground Floor



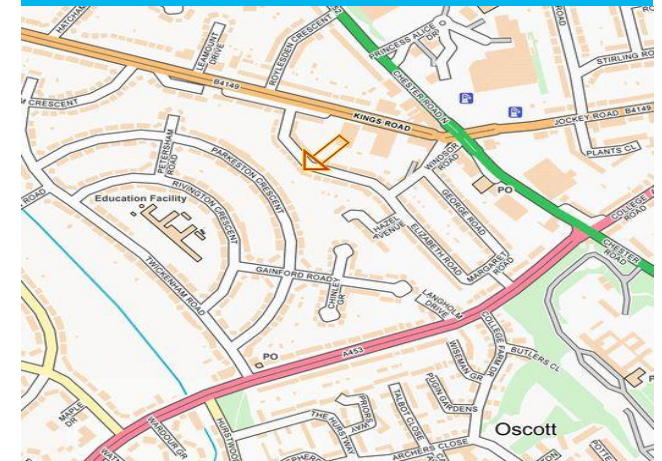
First Floor



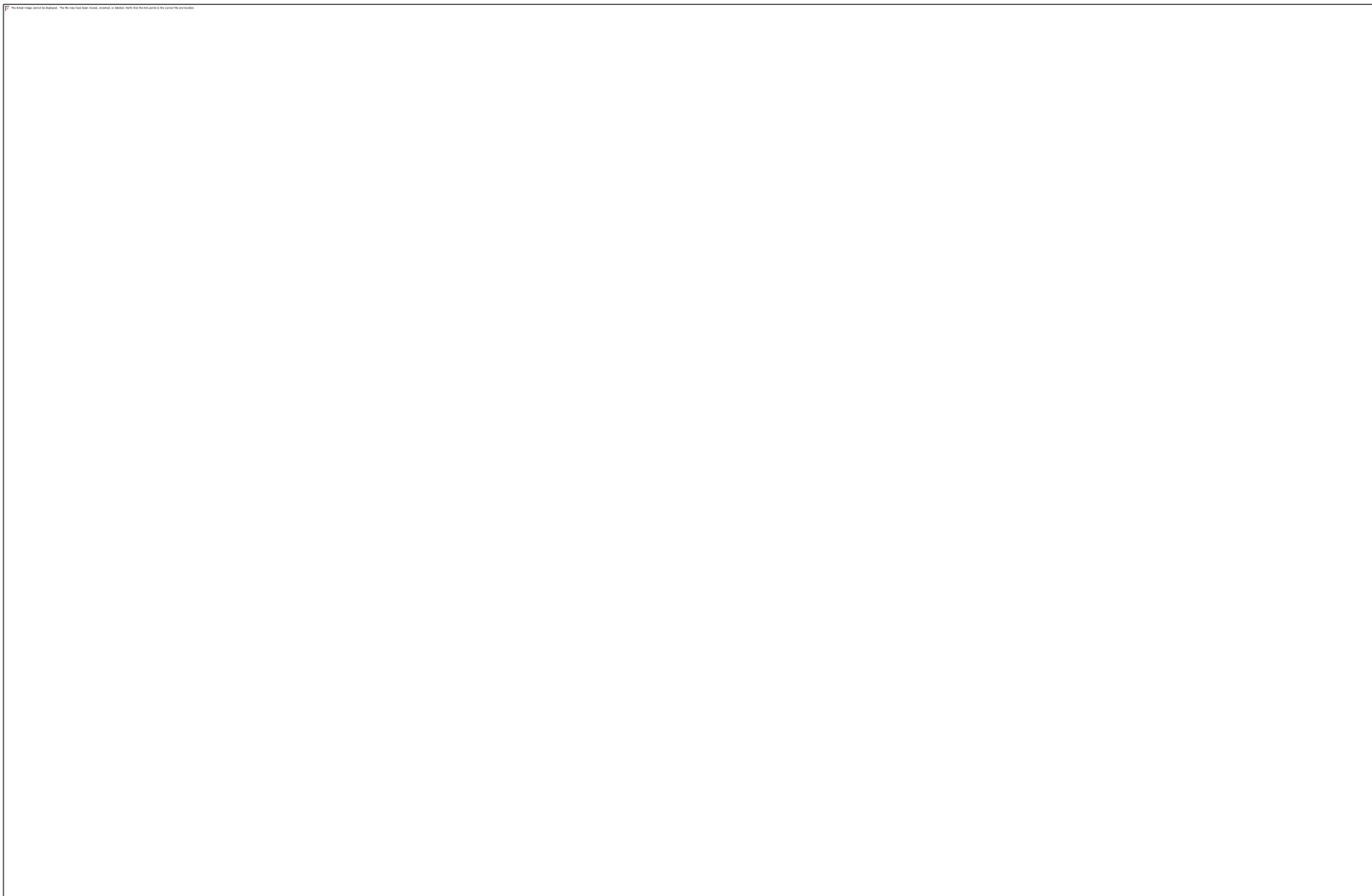
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 18th June 2024