



Kathleen Road,
Sutton Coldfield, B72 1SS

Offers in the Region Of £465,000

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This superbly presented well extended three storey property occupies a most coveted and convenient location set on the outskirts of Sutton Coldfield Town Centre within close proximity of a number of sought after schools, shops, parks and transport links.

The accommodation itself is accessed via a porch recess leading to a hall with cloak cupboard and doors leading off to a family dining kitchen with conservatory off and a separate lounge.

To the first floor there are three bedrooms and a contemporary family bathroom with spa bath. The second floor offers a master suite with Juliette balcony, dressing area and en-suite shower room.

Outside there is off road parking to the front whilst a secure side gate leads to the mature south facing garden and patio with outside power and multi functional cabin.





Property Specification

SUPERBLY PRESENTED EXTENDED TRADITIONAL SEMI
FOUR BEDROOMS OVER FIRST AND SECOND FLOORS
CONTEMPORARY FAMILY BATHROOM
MASTER BEDROOM WITH JULIETTE BALCONY EN-SUITE
AND DRESSING AREA
OPEN PLAN FAMILY DINING KITCHEN

Lounge 5.13m (16'10") x 3.30m (10'10")

Dining Area 4.03m (13'3") x 3.12m (10'3")

Kitchen Area 3.66m (12') x 2.03m (6'8")

Conservatory

Bedroom 1 6.59m (21'7") x 3.43m (11'3")

Bedroom 2 5.25m (17'3") x 3.30m (10'10")

Bedroom 3 4.03m (13'3") x 3.12m (10'3") plus
0.27m (0'11") x 0.27m (0'11")

Bedroom 4 2.64m (8'8") x 1.76m (5'9")

Bathroom

En-suite Shower Room

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 December 2023

Viewer's Note:

Services connected: Gas, Electricity, Water, Mains Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

