



Beacon Road,
Sutton Coldfield, B73 5ST

£500,000

Sutton Coldfield

£500,000



This much extended traditional detached property occupies a coveted and convenient location set within close proximity of Wylde Green train station and Boldmere High street enjoying access to many desirable amenities including schools, shops and transport links.

The accommodation itself is accessed via an enclosed porch with the ground floor comprising a cloak cupboard, ground floor shower room, generous lounge, separate dining room and well-proportioned dining kitchen.

To the first floor there are four bedrooms, a family bathroom and separate W.C.

Outside there is off road parking and garage access to the front along with gated side access to a well-proportioned mature rear garden.

- WELL EXTENDED TRADITIONAL DETACHED PROPERTY
- FOUR BEDROOMS
- HIGHLY REGARDED CONVENIENT LOCATION
- MOST GENEROUS LOUNGE
- WELL PROPORTIONED DINING KITCHEN
- SEPARATE DINING ROOM
- GROUND FLOOR SHOWER ROOM
- GOOD SIZE MATURE GARDEN
- CLOSE PROXIMITY TO WYLDE GREEN TRAIN STATION AND DESIRABLE SCHOOLS





Property Specification

WELL EXTENDED TRADITIONAL DETACHED PROPERTY

The property briefly comprises:

Porch

Hall

Dining Room 3.91m (12'10") max x 3.30m (10'10")

Lounge 8.83m (29') x 3.14m (10'4")

Shower Room 1.70m (5' 7") x 1.60m (5' 3")

Dining Kitchen 8.10m (26'7") x 2.62m (8'7")

Outdoor WC 1.27m (4' 2") x 0.91m (3' 0")

Bedroom 3.91m (12'10") max x 3.30m (10'10")

Bedroom 4.24m (13'11") max x 3.54m (11'7")

Bedroom 2.82m (9'3") x 2.36m (7'9")

Bedroom 3.91m (12'10") x 2.31m (7'7")

Bathroom 2.39m (7' 10") x 2.03m (6' 8")

WC 1.44m (4' 9") x 0.74m (2' 5")

Garage 5.10m (16' 9") x 2.21m (7' 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: 13th November 2020

Viewer's Note:

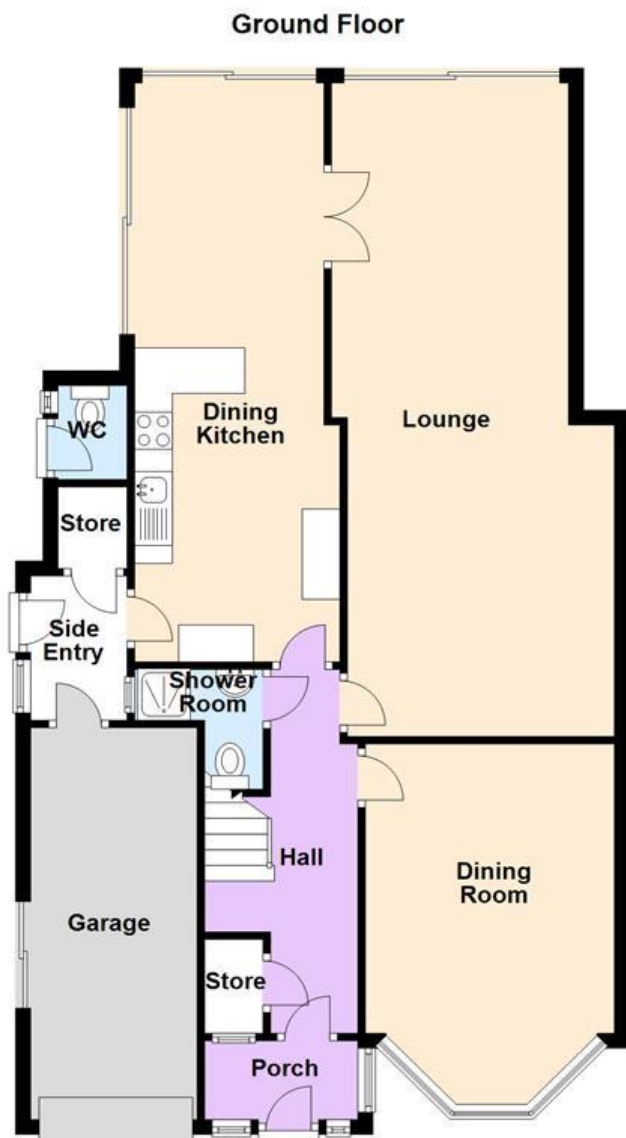
Services connected: Mains electricity, gas, water & drainage

Council tax band: F

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		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

