



Wheatmoor Road,
Sutton Coldfield, B75 7JS

Offers in the Region Of £255,000

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A stunning end-terrace home which has been aesthetically enhanced to a high standard by the current owners while occupying a prime position within the Royal Borough of Sutton Coldfield.

Set behind a well maintained fore garden internal inspection reveals entrance hall, guest w.c, elegant formal lounge & a modern open plan kitchen/diner to the rear with direct access to the rear garden.

Stairs lead off the lounge to the first floor landing which reveals two bright & good sized double bedrooms & a bathroom with a modern white suite.

Attractive landscaped garden to the rear of the property with large decked patio area which provides a tranquil setting for alfresco entertaining & relaxation.

Allocated parking is available to the fore.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Internal viewing is highly encouraged to fully appreciate this charming home.





Property Specification

IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY
IMMACULATELY PRESENTED & AESTHETICALLY ENHANCED
DESIRABLE LOCATION
ATTRACTIVE LANDSCAPED REAR GARDEN
TWO DOUBLE BEDROOMS

Entrance Hall 1.75m (5'9") x 0.92m (3')

WC 1.55m (5'1") x 0.83m (2'9")

Lounge 4.61m (15'1") x 4.49m (14'9")

Kitchen/Diner 4.52m (14'10") x 2.53m (8'4")

Bedroom 1 3.45m (11'4") x 3.41m (11'2")

Bedroom 2 3.29m (10'10") x 2.48m (8'2")

Bathroom 1.96m (6'5") x 1.92m (6'4")

Landing 2.05m (6'9") x 1.10m (3'7")

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: 12th April 2021

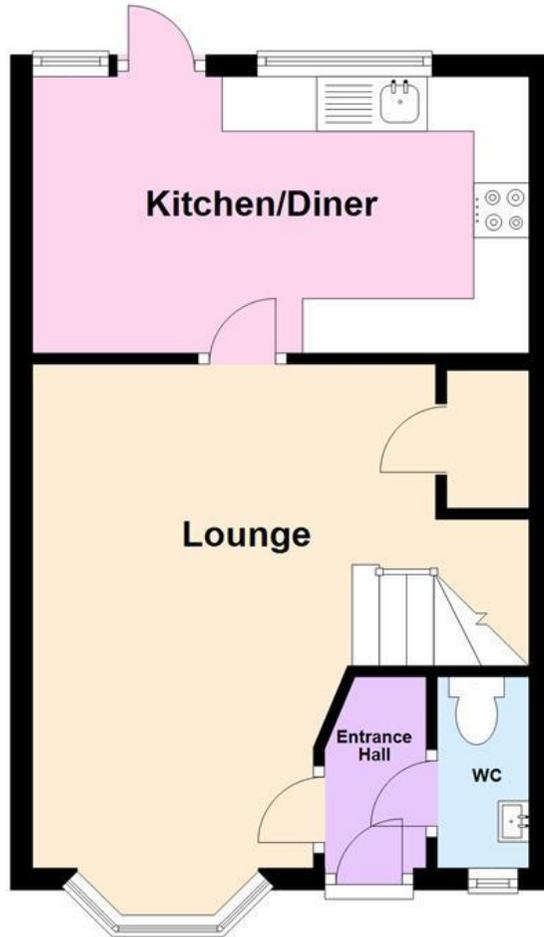
Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: C
Tenure: Freehold

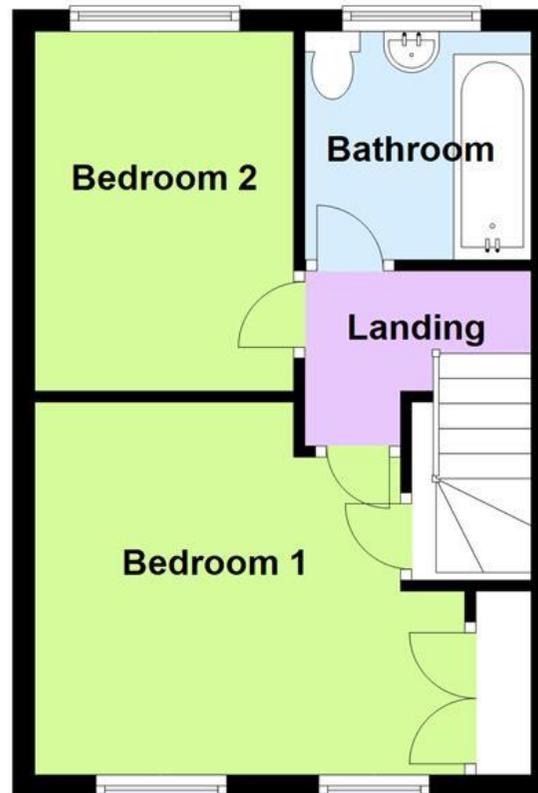
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

