



Ashurst Road,  
Sutton Coldfield, B76 1JE

Offers in Excess of £325,000



## Sutton Coldfield

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A well-presented semi-detached bungalow situated in a highly popular residential location.

Internal inspection reveals a welcoming reception hall, spacious living room, fitted kitchen, sunroom enjoying views of the rear garden, family bathroom with white suite and three good sized bedrooms. The main bedroom has the added benefit of fitted wardrobes.

Outside to the rear there is an immaculately presented private garden with feature pond and to the fore there is a garage and driveway providing off road parking.

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

Internal viewing highly recommended to fully appreciate all this home has to offer.







## Property Specification

SEMI DETACHED BUNGALOW  
THREE BEDROOMS  
OFF ROAD PARKING  
GARAGE  
ENTRANCE HALL

Living Room 4.34m (14'3") x 3.31m (10'10")

Sun Room 4.62m (15'2") x 1.90m (6'3")

Entrance Hall 4.62m (15'2") x 1.34m (4'5")

Kitchen 3.60m (11'10") x 3.18m (10'5") max

Bedroom 1 3.31m (10'10") x 3.31m (10'10")

Bedroom 2 3.30m (10'10") x 2.46m (8'1")

Bedroom 3 2.87m (9'5") x 2.51m (8'3")

Bathroom 2.11m (6'11") x 1.65m (5'5")

Garage 5.58m (18'4") x 2.51m (8'3")

### 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: 12th July 2022

### Viewer's Note:

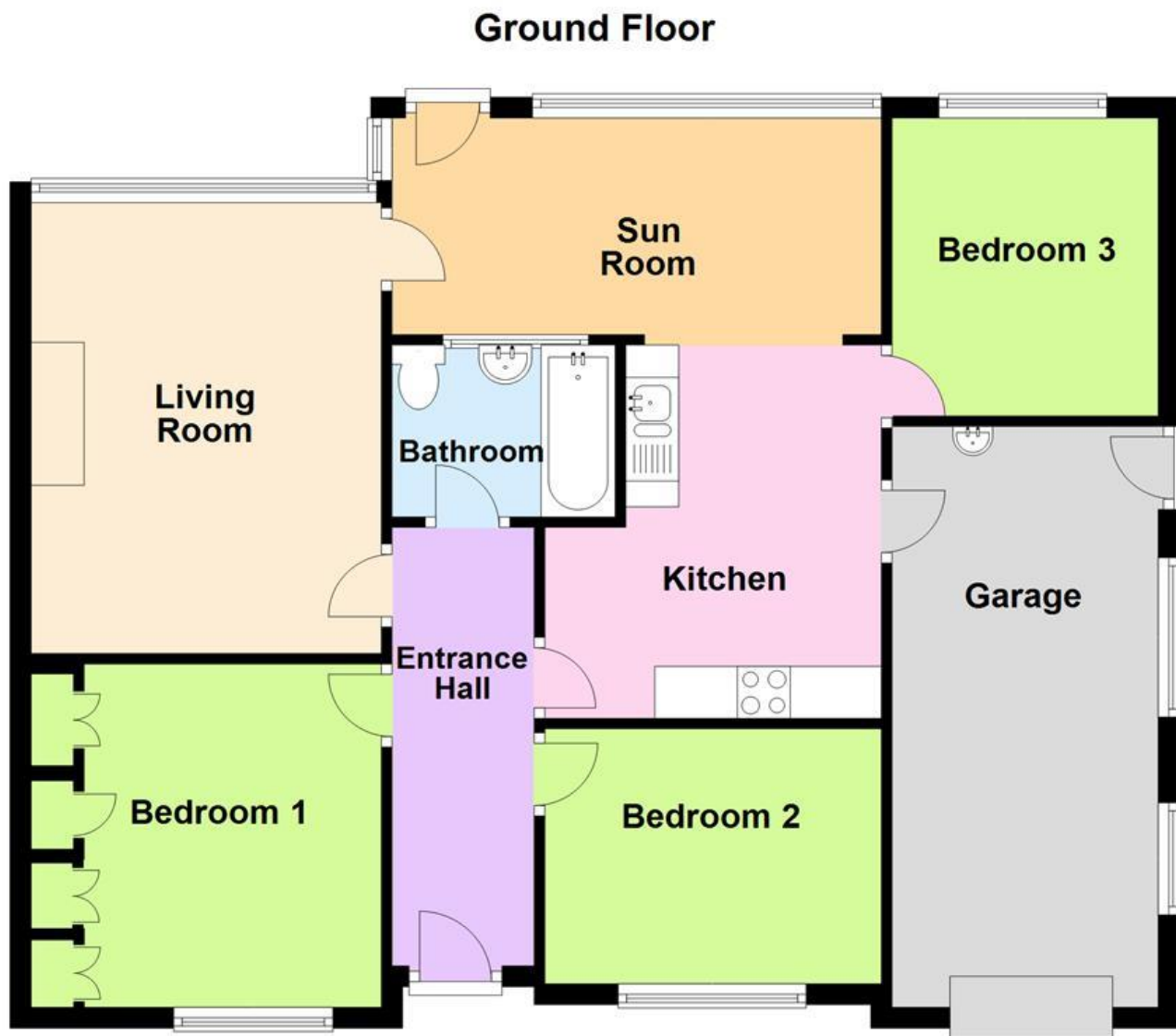
Services connected: Mains electricity, gas, water & drainage

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

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

## Map Location

