



Braunston Close,
Sutton Coldfield, B76 2SA

Offers in the Region Of £240,000

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A well-presented end terraced property situated in a highly sought after location.

Internal inspection to the ground floor reveals a welcoming reception hall, spacious lounge with feature fireplace and under stairs storage cupboard and a kitchen with an array of base and wall units and patio door leading out to the rear garden.

Stairs lead from the reception hall to the first floor landing where there are two good sized bedrooms and a bathroom with over bath shower, wash basin and W.C.

Outside to the rear of the property there is a garden with lawn and patio area and to the fore there are two allocated parking spaces and a garden with path leading to the front door and side gate.

Offered for sale with the added benefit of no upward chain, internal viewing is highly recommended to appreciate all this home has to offer.





Property Specification

END TERRACE
TWO DOUBLE BEDROOMS
KITCHEN
LIVING ROOM
FAMILY BATHROOM

Lounge 4.50m (14'9") x 3.00m (9'10")

Kitchen 4.04m (13'3") x 2.30m (7'6")

Bedroom 2.96m (9'8") x 2.80m (9'2")

Bedroom 3.34m (10'11") x 2.13m (7')

Bathroom 2.21m (7'3") x 1.81m (5'11") max

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: 11th April 2024

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

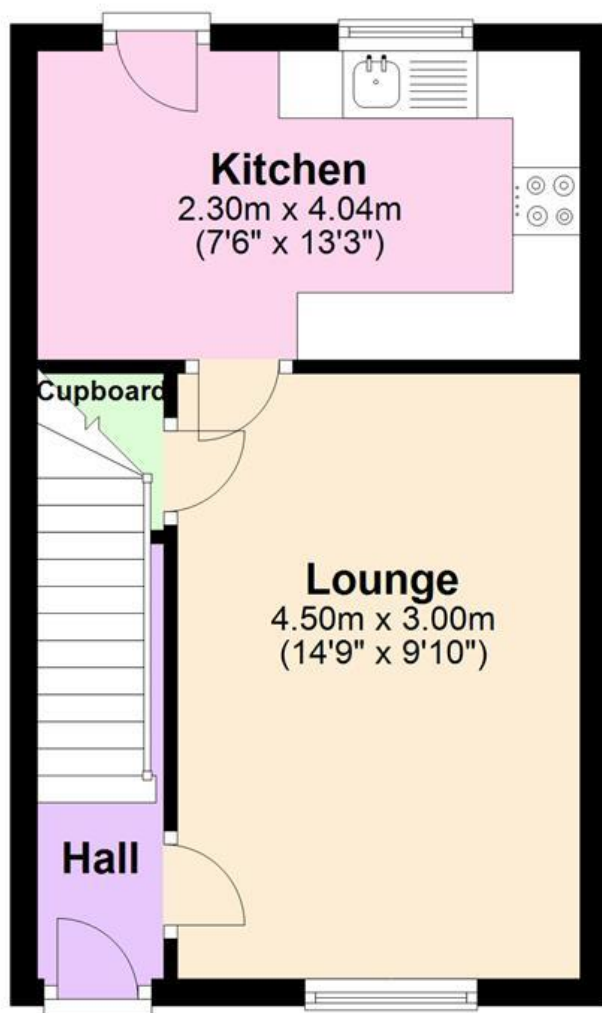
Council tax band: C

Tenure: Freehold

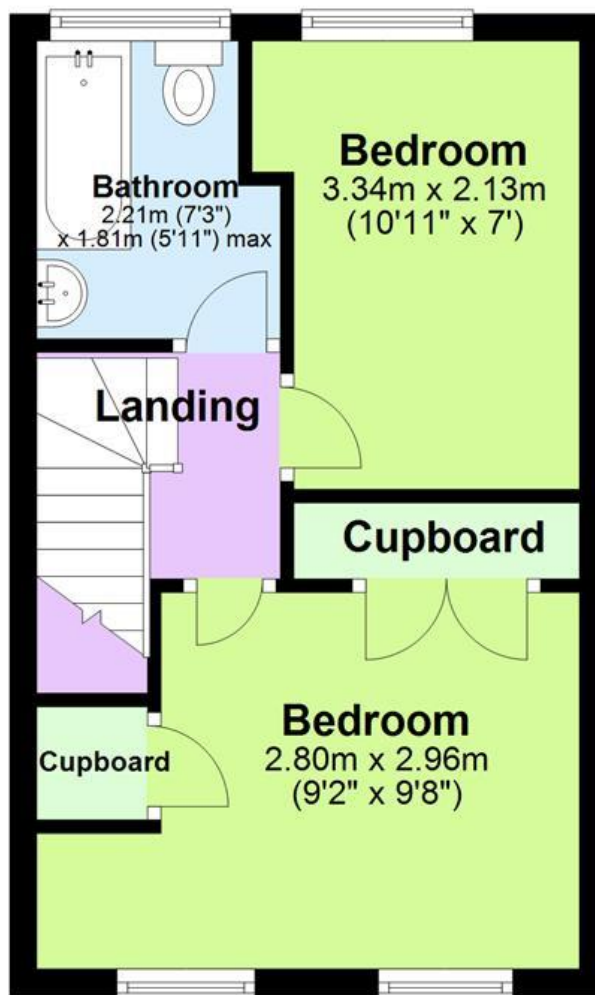
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

