



Beverley Close,
Sutton Coldfield, B72 1YF

Offers in Excess of £450,000

Sutton Coldfield

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A well-presented detached family home situated in a cul de sac location close to local amenities in Wylde Green and Walmley Village.

Internal inspection reveals a welcoming reception hall, spacious lounge to the front aspect, dining room with patio doors leading out to the rear garden and an extended breakfast kitchen providing access to the garage.

Stairs lead from the reception hall to the first-floor landing where there are four good size bedrooms, with the master benefitting from an en-suite shower room. The family bathroom completes the internal accommodation.

Outside to the rear is an enclosed garden with patio area and to the fore the large block paved driveway and garage provides ample 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.

Viewing is highly recommended to appreciate the accommodation on offer.





Property Specification

DETACHED PROPERTY
LOUNGE WITH SEPERATE DINING ROOM
EXTENED BREAKFAST KITCHEN
FOUR BEDROOMS
MASTER BEDROOM WITH ENSUITE SHOWER ROOM

Living Room 5.76m (18'11") x 3.38m (11'1")

Breakfast Room 3.81m (12'6") x 2.84m (9'4")

Kitchen 5.31m (17'5") x 3.81m (12'6")

WC 2.00m (6'7") x 1.03m (3'5")

Bedroom 3 2.82m (9'3") x 2.11m (6'11")

Bedroom 2 2.91m (9'6") x 2.82m (9'3")

Bedroom 1 3.91m (12'10") x 3.02m (9'11")

Bedroom 4 2.79m (9'2") x 2.29m (7'6")

En-suite 0.66m (2'2") x 1.60m (5'3")

Bathroom 2.41m (7'11") x 1.73m (5'8")

Garage 4.22m (13'10") x 2.59m (8'6")



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:

Viewer's Note:

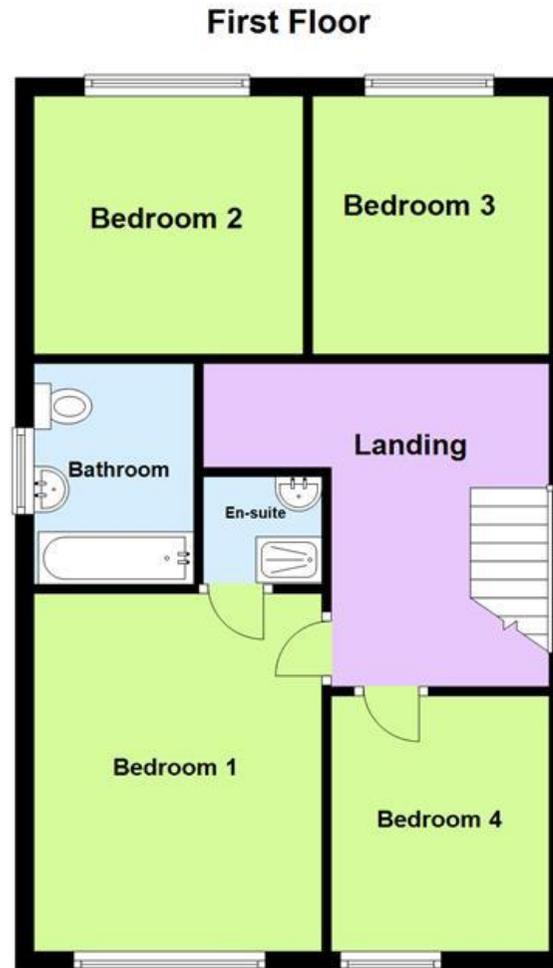
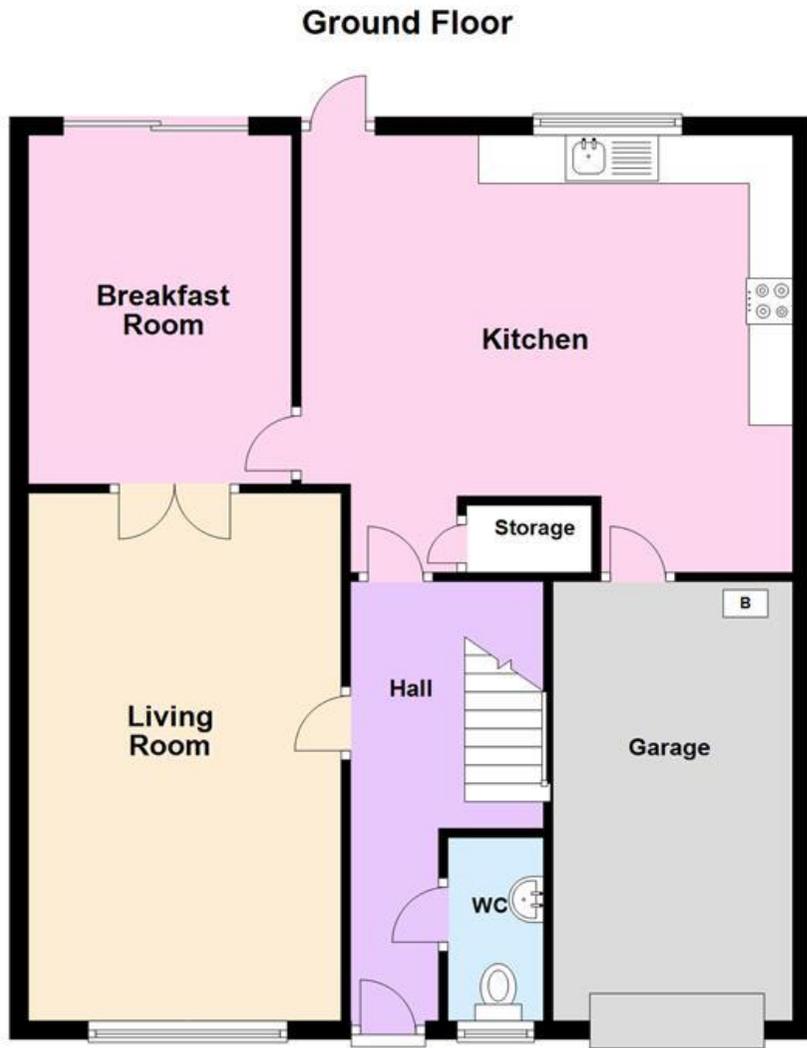
Services connected: Mains electricity, gas, water & drainage

Council tax band: E

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		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

