



Barford Close,
Sutton Coldfield, B76 2UL

Offers in Excess of £240,000

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An immaculately presented semi-detached family home occupying a sought after cul-de-sac location within the Royal Borough of Sutton Coldfield.

Set back behind a well tended fore garden internal inspection reveals entrance hall, spacious open plan lounge/dining room with feature fire place & a modern kitchen/breakfast room to the rear with an array of units & direct access to the garden.

Stairs lead from the lounge/dining room to the first floor landing which reveals two spacious & bright double bedrooms & a contemporary bathroom.

Enclosed south facing garden to the rear of the property with paved patio area providing a tranquil space for alfresco entertaining.

Driveway runs adjacent to the property with gates leading to the recessed garage.

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

Offering an excellent opportunity for a first time purchase or investment buy internal viewing is highly encouraged.





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: 26th October 2020

Property Specification

DESIRABLE LOCATION
IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY
ENCLOSED SOUTH FACING GARDEN
GARAGE & DRIVEWAY
TWO GENEROUS SIZED DOUBLE BEDROOMS

Entrance Hall 1.43m (4'8") x 1.39m (4'7")

Lounge/Diner 17' 4" x 13' 0" (5.29m x 3.97m)

Kitchen/Breakfast Room 3.93m (12'11") x 2.75m (9')

Bedroom 1 4.01m (13'2") x 2.95m (9'8")

Bedroom 2 3.98m (13'1") x 2.77m (9'1")

Bathroom 2.46m (8'1") x 1.42m (4'8")

Garage 4.22m (13'10") x 2.36m (7'9")

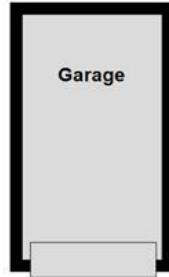
Viewer's Note:

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

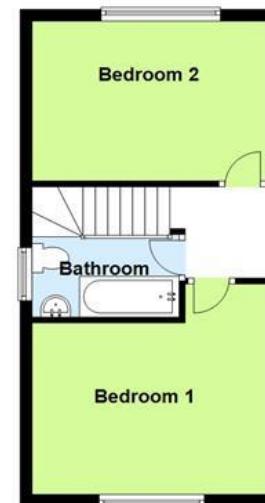
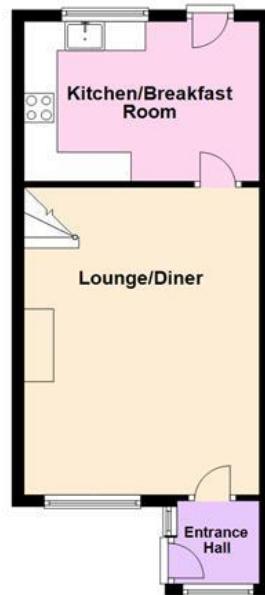
Floor Plan

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

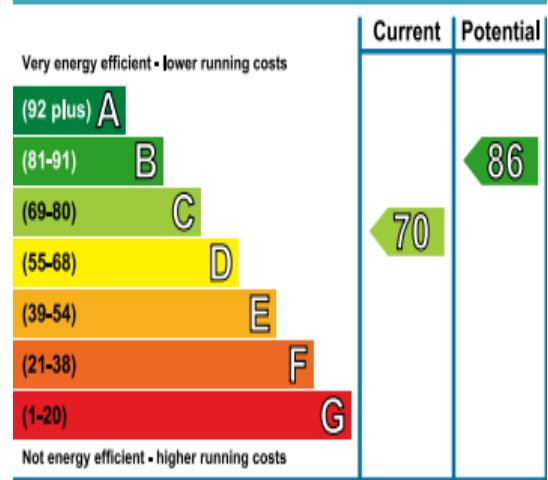
Ground Floor



First Floor



Energy Efficiency Rating



Map Location

