



Plants Brook Road,
Sutton Coldfield, B76 1EX

Offers Over £465,000

Sutton Coldfield

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A stunning extended semi-detached family home situated in a highly sought-after location in Sutton Coldfield.

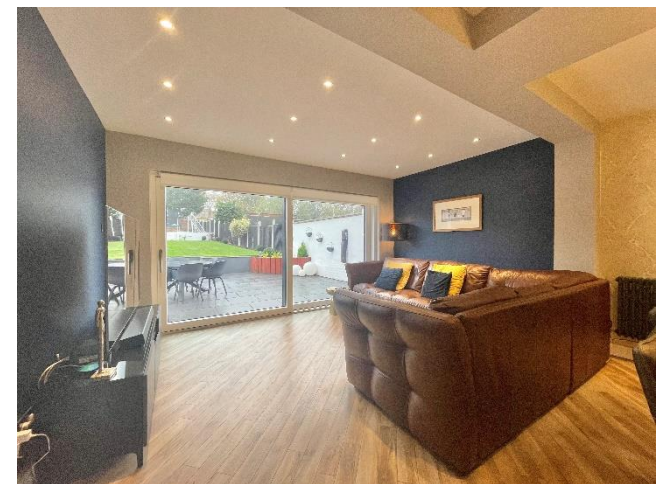
Internal inspection reveals a welcoming reception hall, living room with bay window and feature fireplace, large open plan kitchen/living/family room, useful utility room and a downstairs W.C.

Stairs lead from the reception hall to the first floor landing where there are four good sized bedrooms and a family bathroom with separate bath and shower. Bedroom one has the added benefit of an en-suite shower room and bedroom two has the added benefit of a walk-in wardrobe.

Outside to the rear there is a private enclosed landscaped garden with lawn and patio areas and to the fore there is a block paved driveway providing 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.

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





Property Specification

EXTENDED FOUR BEDROOM SEMI DETACHED
OFF ROAD PARKING
ENTRANCE HALLWAY
SPACIOUS LIVING ROOM
STUNNING OPEN PLAN LIVING

Living Room 3.32m (10'11") max x 3.02m (9'11")

Kitchen area 4.12m (13'6") x 2.90m (9'6")

Open Plan Living space 5.90m (19'4") x 4.49m (14'9")

Utility 3.36m (11') x 2.27m (7'5")

WC 2.26m (7'5") x 0.71m (2'4")

Bedroom 1 5.82m (19'1") x 4.50m (14'9")

En-suite Shower Room 2.66m (8'9") x 0.99m (3'3")

Bedroom 2 3.35m (11') max x 3.04m (10')

Walk in Wardrobe 2.21m (7'3") x 2.11m (6'11")

Bedroom 3 3.50m (11'6") x 3.04m (9'11")

Bedroom 4 2.60m (8'6") x 2.39m (7'10")

Bathroom 4.40m (14'5") x 2.10m (6'11")



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: 14th November 2022

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

