



Reddicap Heath Road,
Sutton Coldfield, B75 7ET

£415,000

Sutton Coldfield

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A stunning semi-detached family home recently renovated throughout to a high standard and situated in a highly sought after location in Sutton Coldfield.

Internal inspection reveals a porch, spacious living/dining room with bay window to front and doors at the rear leading out to the garden, modern fitted kitchen, utility room, W.C and a further reception room.

Stairs lead from the living/dining room to the first floor landing where there are four good sized bedrooms and a family bathroom. Bedrooms one and two also have the added benefit of an en-suite shower room.

Outside to the rear of the property there is a large south facing garden with lawn and patio areas and to the fore there is a 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.

Offered for sale with no upward chain internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

RECENTLY RENOVATED
OFF ROAD PARKING
SPACIOUS LIVING ROOM
MODERN KITCHEN
UTILITY

Living Room 8.94m (29'4") x 3.84m (12'7")

Reception Room 4.27m (14') x 2.11m (6'11")

WC 1.27m (4'2") x 1.14m (3'9")

Utility 2.08m (6'10") x 1.65m (5'5")

Kitchen 4.04m (13'3") x 3.43m (11'3")

Bedroom 1 3.45m (11'4") x 3.28m (10'9")

En-suite 1.96m (6'5") x 1.02m (3'4")

Bedroom 2 4.01m (13'2") x 3.33m (10'11")

En-suite 1.81m (5'11") x 1.20m (3'11")

Bedroom 3 3.02m (9'11") x 2.64m (8'8")

Bedroom 4 4.01m (13'2") max x 1.89m (6'2")

Bathroom 2.06m (6'9") x 1.95m (6'5")

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: 21st February 2023

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

