



Cotysmore Road,
Sutton Coldfield, B75 6BL

Offers in the Region Of £450,000

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An imposing detached family home which occupies a prime position within the highly regarded Royal Borough of Sutton Coldfield.

Set behind driveway & a well tended fore garden internal inspection reveals entrance porch, inviting reception hall, guest W.C, spacious dual aspect lounge/dining room with patio doors to garden, kitchen/breakfast room with an array of fitted units & a charming conservatory with views over the rear garden.

Stairs lead from the reception hall to the first floor landing which reveals four good sized bedrooms & family bathroom.

Private mature garden to the rear of the property with paved patio area providing a tranquil space for alfresco entertaining.

Garage & block paved driveway to the fore provides ample off road parking.

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

Offered for sale with no upward chain & excellent potential for modernisation & extension (subject to permission) therefore internal viewing is highly encouraged.





Property Specification

NO UPWARD CHAIN
EXCELLENT POTENTIAL FOR EXTENSION & MODERNISATION
EXCELLENT LOCAL SCHOOLS & AMENITIES
FOUR GOOD SIZED BEDROOMS
DUAL ASPECT LOUNGE/DINER

Porch 2.85m (9'4") x 1.21m (4')

Reception Hall 3.93m (12'11") max x 2.00m (6'7")

WC 1.47m (4'10") x 0.93m (3'1")

Lounge/Diner 7.10m (23'4") x 3.35m (11')

Kitchen/Breakfast Room 5.28m (17'4") x 3.51m (11'6")

Conservatory 3.72m (12'2") x 2.93m (9'7")

Bedroom 1 3.98m (13'1") x 3.34m (10'11")

Bedroom 2 3.35m (11') x 3.07m (10'1") max

Bedroom 3 2.57m (8'5") x 2.09m (6'10")

Bedroom 4 2.74m (9') x 2.63m (8'8")

Bathroom 2.57m (8'5") x 1.79m (5'10")

Landing 3.42m (11'3") x 2.57m (8'5")

Garage

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: 18th January 2021

Viewer's Note:

Services connected: Gas, Electric, 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

**New
Instruction
Awaiting
E.P.C.**

Map Location

