



Reddicap Heath Road,
Sutton Coldfield, B75 7EP

Offers Over £325,000

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Welcoming to the market this spacious three-bedroom semi detached family home located on the popular Reddicap Heath Road.

Situated close to good local schools such as Fairfax Academy, local shops and amenities.

Approached via a paved driveway suitable for multiple vehicles and entered through a secure porch.

Upon entry you are welcomed into an inviting hallway giving you access to the large lounge/dining area and leading to a conservatory. The extended kitchen is a great space and offers an array of wall and base units, plenty of countertop space, sink with side drainer and gas oven. Completing the ground floor is a useful WC and garage.

Heading upstairs you are presented with three bedrooms, two of which are large doubles with built in wardrobes and then a smaller but still generously sized third bedroom. The family shower room consists of a walk-in shower, hand wash unit and separate WC.

Externally, the home has a large private south facing garden with a paved patio, lawned area, suitable shrubs and fencing to the perimeter.

This property is offered to the market with No Onward Chain and viewing is highly recommended to avoid disappointment.





Property Specification

THREE BEDROOM SEMI DETACHED
EXCELLENT FAMILY HOME
NO ONWARD CHAIN
DRIVEWAY
LARGE PRIVATE GARDEN

Lounge 5.00m (16'5") max into bay x 3.60m (11'10")

Dining Room 4.30m (14'1") x 3.30m (10'10")

Kitchen 5.20m (17'1") x 3.64m (11'11")

WC

Conservatory 3.17m (10'5") x 1.85m (6'1")

Bedroom 1 4.81m (15'9") max into bay x 3.70m (12'2")

Bedroom 2 4.20m (13'9") x 3.30m (10'10")

Bedroom 3 3.00m (9'10") x 2.60m (8'6")

Bathroom 2.39m (7'10") x 2.18m (7'2")

WC

Garage 5.20m (17'1") x 2.77m (9'1")

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: 5th November 2024

Viewer's Note:

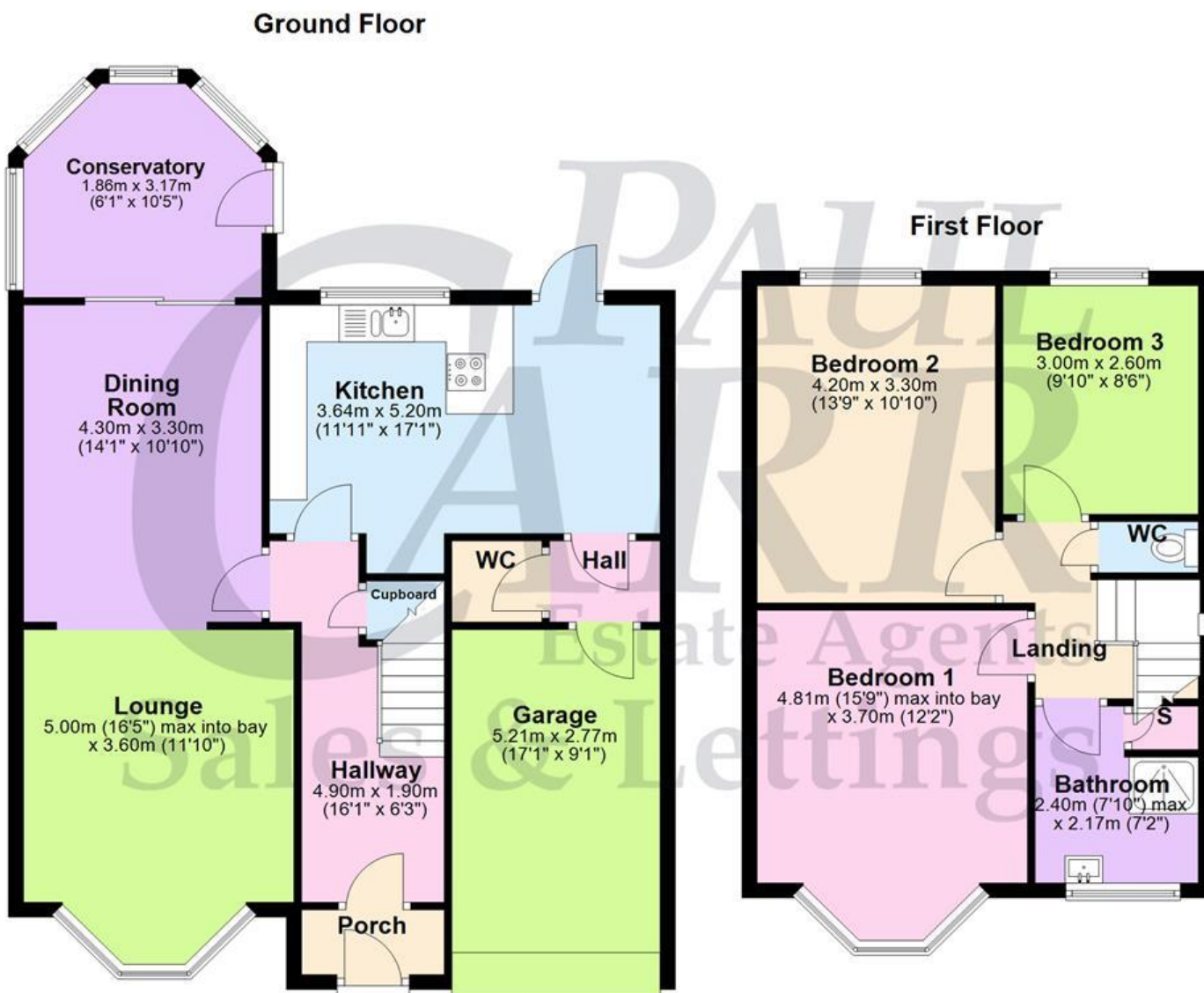
Services connected: water, drainage, gas, water, water meter

Council tax band: D

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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



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