



Banners Gate Road, Sutton Coldfield,
Sutton Coldfield, B73 6TZ

£280,000

Sutton Coldfield

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This charming three bedroom semi-detached home is situated on Banners Gate Road in Sutton Coldfield, boasting great potential for any first time buyers searching in the area.

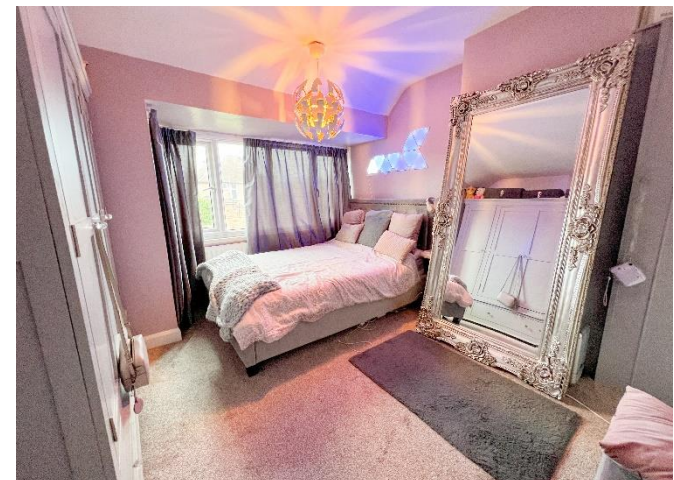
Approached via a driveway with ample parking space, the accommodation briefly comprises of an entrance porch and welcoming hallway, leading through into a spacious open plan lounge/diner.

There is an attractive bay window to the fore, with a door into the garden to the rear.

Further to the ground floor is a fitted kitchen, with a separate utility area and spacious garage.

Upstairs off the landing is a family bathroom with separate W.C, and three great size bedrooms.

Outside to the rear is a deceptively large private garden, with patio area and lawn with fenced enclosure.





Property Specification

ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOME
SPACIOUS LOUNGE/DINER
KITCHEN WITH SEPARATE UTILITY AREA
LARGE INTEGRAL GARAGE
THREE GREAT SIZE BEDROOMS

Porch 6' 2" x 2' 3" (1.88m x 0.69m)

Hallway 11' 7" x 6' 5" (3.54m x 1.96m)

Dining Area 10' 11" x 10' 0" (3.33m x 3.04m)

Lounge Area 13' 9" x 10' 11" (4.19m x 3.33m)

Kitchen 7' 10" x 6' 4" (2.38m x 1.94m)

Utility Area 11' 3" x 6' 1" (3.43m x 1.86m)

Integral Garage 17' 3" x 6' 2" (5.27m x 1.88m)

Bedroom One 12' 3" x 10' 11" (3.73m x 3.33m)

Bedroom Two 11' 10" x 10' 11" (3.61m x 3.33m)

Bedroom Three 6' 10" x 6' 5" (2.08m x 1.96m)

Bathroom 6' 4" x 4' 10" (1.92m x 1.48m)

W.C. 3' 5" x 2' 5" (1.03m x 0.74m)



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: 28th February 2023

Viewer's Note:

Services connected: Gas/electric/water/drainage

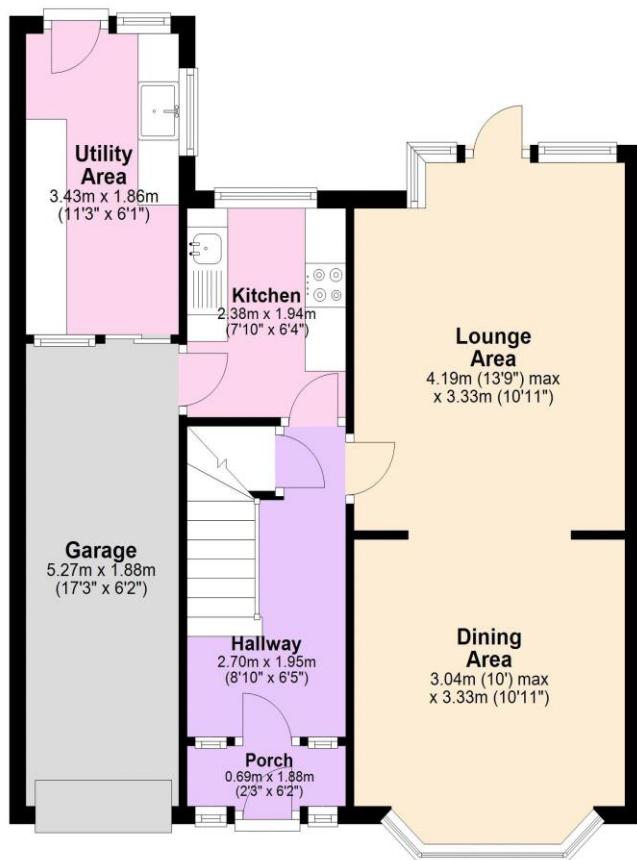
Council tax band: C

Tenure: Freehold

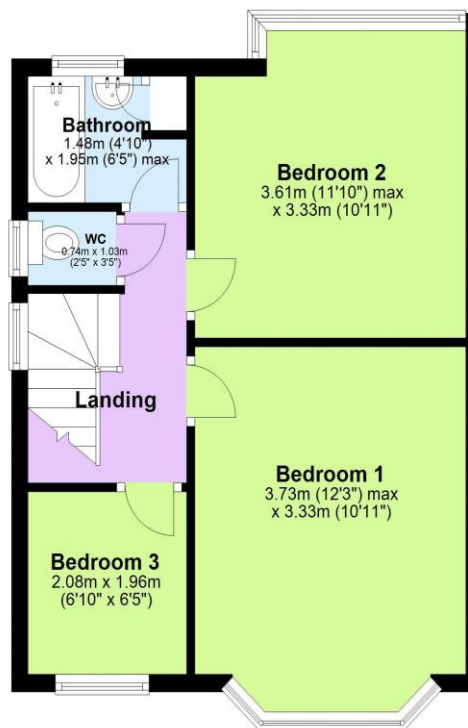
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

