



Kings Road,
Sutton Coldfield, B73 5AD

Offers in Excess of £260,000

- **CONVENIENTLY SITUATED TRADITIONAL SEMI**
 - **THREE BEDROOMS**
 - **SEPARATE RECEPTION ROOMS**
- **SCOPE FOR MODERNISATION THROUGHOUT**
 - **GENEROUS MATURE GARDEN**
 - **SIDE VERANDAH AND GARAGE**
- **EXCELLENT LOCAL SCHOOLS AND AMENITIES**

Well located traditional style three bed semi-detached set within close proximity of many sought after amenities including local transport links sought after schools shops and parks. Requiring modernisation throughout the accommodation on offer includes separate reception rooms, a kitchen with side veranda and separate bathroom and wc. Outside a driveway provides off road parking and and garage access whilst there is generous and mature garden to the rear. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Dining Room 4.46m (14'7") max x 3.18m (10'5")

Lounge 4.12m (13'6") max x 3.18m (10'5")

Kitchen 3.73m (12'3") x 1.93m (6'4")

Veranda

-

Landing

Bedroom 1 4.51m (14'9") x 0.38m (1'3")

Bedroom 2 4.63m (15'2") x 2.83m (9'3") plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 3 2.51m (8'3") x 2.39m (7'10")

Bathroom

WC

Garage





Floor Plan

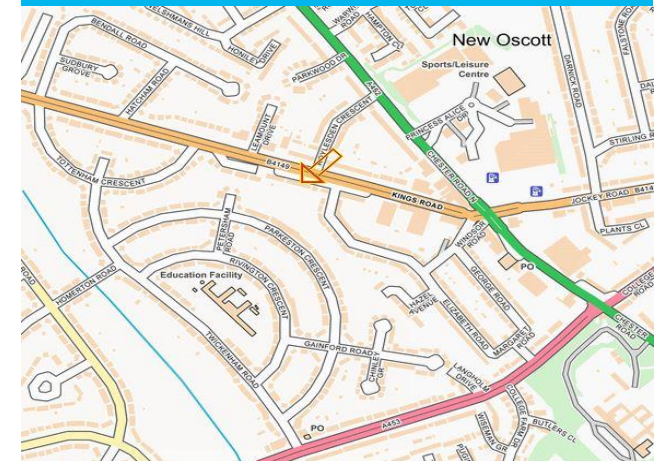
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 24th May 2024