



Elizabeth Road, Sutton Coldfield  
West Midlands, B73 5AP

£385,950



# Sutton Coldfield

£385,950



This well proportioned much extended traditional style semi detached property is superbly located for the nearby shops, amenities and public transport links at New Oscott with excellent links beyond. The accommodation itself comprises an entrance hall with superb lounge, seperate dining room and breakfast kitchen off. To the first floor there are three well proportioned bedrooms and a contemporary bathroom. Outside the home is set behind a block paved driveway with a mature established garden to the rear.







## Property Specification

WELL PRESENTED EXTENDED TRADITIONAL SEMI-DETACHED HOME  
SUPERBLY PROPORTIONED LOUNGE WITH SLIDING DOORS TO REAR  
SEPARATE DINING ROOM  
MODERN FITTED DINING KITCHEN

Porch

Entrance Hall

Dining Room 11' 10" x 9' 7" x 9' 6" (3.60m x 2.92m x 2.89m)

Lounge 18' 5" x 16' 9" x 14' 6" x 12' 9" (5.61m x 5.10m x 4.42m x 3.88m)

Kitchen/Diner 14' 6" x 5' 8" x 15' 3" x 7' 8" (4.42m x 1.73m x 4.64m x 1.72m)

Bedroom One 12' 2" x 9' 8" (3.71m x 2.94m)

Bedroom Two 12' 11" x 10' 5" x 9' 9" (3.93m x 3.17m x 2.97m)

Bedroom Three 23' 0" x 12' 0" x 7' 1" x 5' 8" (7.01m x 3.65m x 2.15m x 1.72m)

Bathroom 6' 7" x 6' 7" (2.01m x 2.01m)

### 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 September 2023

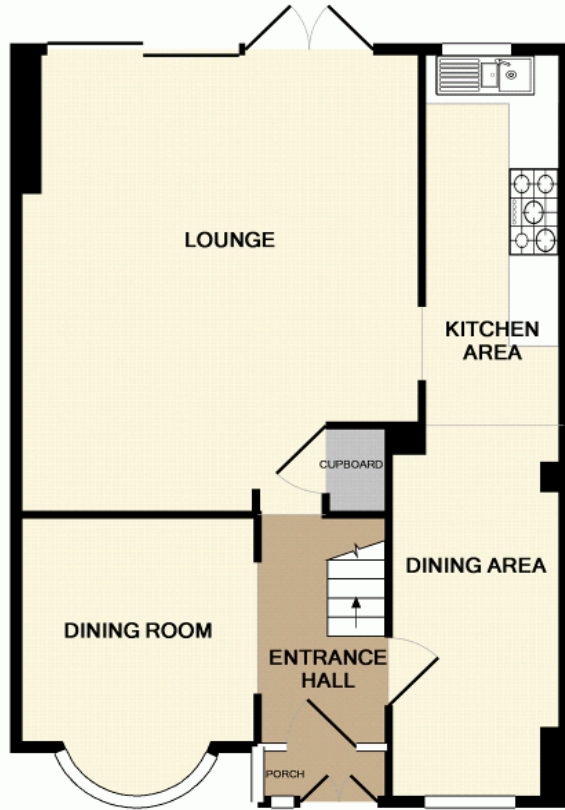
### Viewer's Note:

Services connected:  
Council tax band: D  
Tenure: Freehold  
Ground Rent: £0  
Service Charge: £0

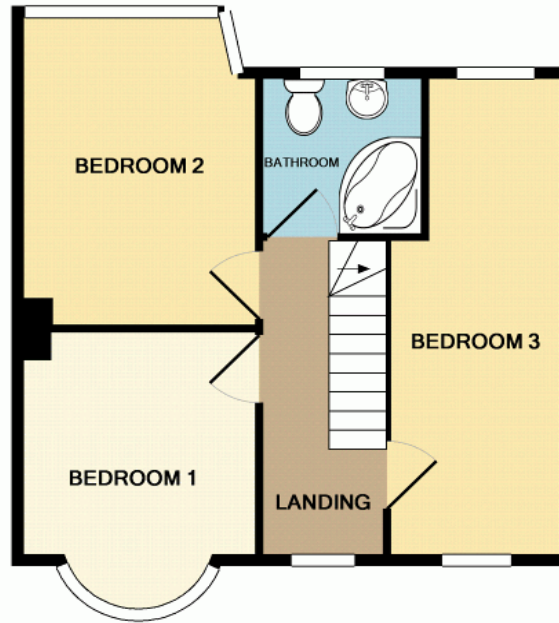
years remaining, lease from

# Floor Plan

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



GROUND FLOOR



1ST FLOOR

# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Map Location

