



Antrobus Road,
Sutton Coldfield, B73 5EL

Offers in the Region Of £535,000

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This well extended superbly located detached property sits within close proximity of desirable schools and shops near to a superior local transport network for both road and rail. Offering the advantage of no onward chain the accommodation on offer is accessed through an attractive hall and briefly includes three reception rooms, a breakfast kitchen and guest cloakroom. To the first floor there are four well proportioned bedrooms along with a family bathroom and en-suite shower room. Outside a driveway provides off road parking for vehicles whilst a secure side gate leads to a mature and secluded rear garden and patio

SUPERBLY LOCATED EXTENDED DETACHED PROPERTY

FOUR WELL PROPORTIONED BEDROOMS

NO ONWARD CHAIN

CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND SHOPS

SUPERIOR LOCAL TRANSPORT NETWORK

THREE SEPARATE RECEPTION ROOMS

GENEROUS BREAKFAST KITCHEN

GUEST CLOAKROOM

EN-SUITE SHOWER ROOM AND FAMILY BATHROOM

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT





Property Specification

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NO ONWARD CHAIN
CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND SHOPS
SUPERIOR LOCAL TRANSPORT NETWORK

Hall

Lounge 4.25m (13'11") max x 3.58m (11'9")

Dining Room 3.61m (11'10") x 3.58m (11'9")

Family Room 4.06m (13'4") x 2.29m (7'6")

Kitchen 4.62m (15'2") x 4.20m (13'9") max

WC / Utility 2.29m (7'6") x 0.99m (3'3")

Bedroom 1 4.25m (13'11") max x 3.58m (11'9")

Bedroom 2 3.61m (11'10") x 3.58m (11'9")

Bedroom 3 4.47m (14'8") x 3.56m (11'8") max

Bedroom 4 3.35m (11') x 2.15m (7'1")

Bathroom

En-suite Shower Room

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: 4th July 2023

Viewer's Note:

Services connected: Gas, Electric, Water and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

