



New Church Road,
Sutton Coldfield, B73 5RP

Offers in Excess of £450,000

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This stunningly presented much improved traditional style semi-detached property has been the subject of a thorough redevelopment creating a stylish and impressive family home.

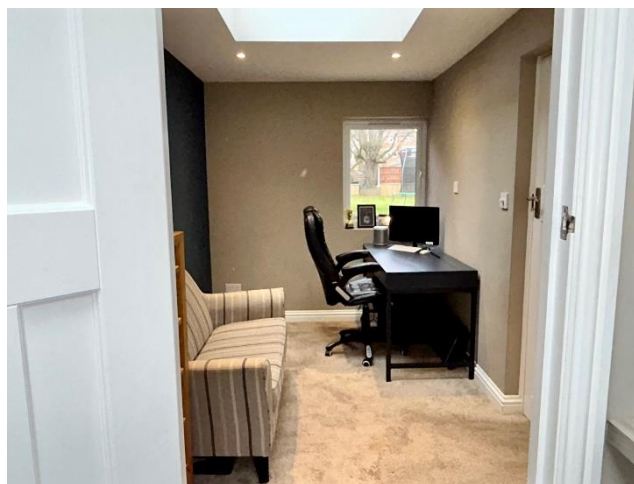
Ideally situated for many desirable amenities including sought after schools, nearby Wylde Green train station and the shopping centres of Boldmere and Wylde Green it offers an exceptional opportunity for buyers.

The sumptuous accommodation is accessed via an enclosed porch and includes a fabulous open plan family dining kitchen with lounge and study/sitting room off along with a utility and guest cloakroom.

To the first floor there are three attractive bedrooms and a modern bathroom with white suite.

Outside a driveway provides access to the garage store and off-road parking for multiple vehicles whilst to the rear there is a well-proportioned mature garden.

- STUNNINGLY PRESENTED AND EXTENDED TRADITIONAL SEMI
- THREE BEDROOMS
- FABULOUS OPEN PLAN FAMILY DINING KITCHEN AND LOUNGE
- SEPARATE RECEPTION/STUDY ROOM
- GROUND FLOOR UTILITY WITH BEAUTIFUL GUEST CLOAKROOM OFF
- GENEROUS MATURE REAR GARDEN
- OFF ROAD PARKING AND GARAGE STORE
- CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND A SUPERIOR TRANSPORT NETWORK
- EASY ACCESS TO THE NEARBY SHOPPING CENTRES OF BOLDMERE AND WYDLE GREEN





Property Specification

STUNNINGLY PRESENTED AND EXTENDED TRADITIONAL SEMI-DETACHED FAMILY HOME

The property briefly comprises:

Lounge Area 3.61m (11'10") x 3.35m (11')

Family Dining Kitchen 5.73m (18'10") x 4.11m (13'6")

Family Room / Study 3.46m (11'4") x 2.05m (6'9")

Utility 2.05m (6'9") x 1.55m (5'1")

WC 2.06m (6'9") x 0.91m (3'0")

Bedroom 3.35m (11') x 3.32m (10'11")

Bedroom 3.61m (11'10") x 3.32m (10'11")

Bedroom 2.36m (7'9") x 2.18m (7'2")

Bathroom 2.61m (8'7") x 2.31m (7'7")

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: 3rd February 2023

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

