



Beacon Road, Sutton Coldfield, B73 5ST

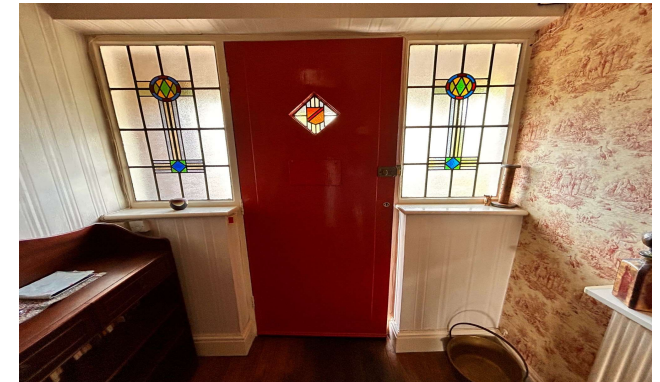
£525,000

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This superbly located traditional style detached property occupies a much coveted and convenient location set within close proximity of nearby Boldmere high street, desirable schools, shops and transport links road and rail. Offering some scope for modernisation the ground floor accommodation is accessed via an enclosed porch and includes separate reception rooms, a breakfast kitchen, garden room and guest cloakroom. To the first floor there are four bedrooms a family bathroom and separate wc.

Outside a driveway provides off road parking and garage access whilst a secure side gate leads to a generous mature garden and patio.





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: 19th September 2023

Property Specification

EXTENDED TRADITIONAL DETACHED PROPERTY
 FOUR BEDROOMS
 SEPARATE RECEPTION ROOMS
 GENEROUS GARDEN ROOM EXTENSION
 BREAKFAST KITCHEN

Dining Room 4.85m (15'11") x 3.33m (10'11")

Lounge 4.24m (13'11") x 3.56m (11'8")

Breakfast Kitchen 3.89m (12'9") x 3.80m (12'6")

Hall

WC

Side Store

Garage

Porch

Garden Room

Bedroom 4 2.80m (9'2") x 2.40m (7'10") plus 0.24m (0'9") x 0.24m (0'9")

Bedroom 1 5.14m (16'10") x 3.56m (11'8")

Bedroom 2 4.96m (16'3") x 3.33m (10'11")

Bathroom

Bedroom 3 3.94m (12'11") x 2.26m (7'5")

Landing

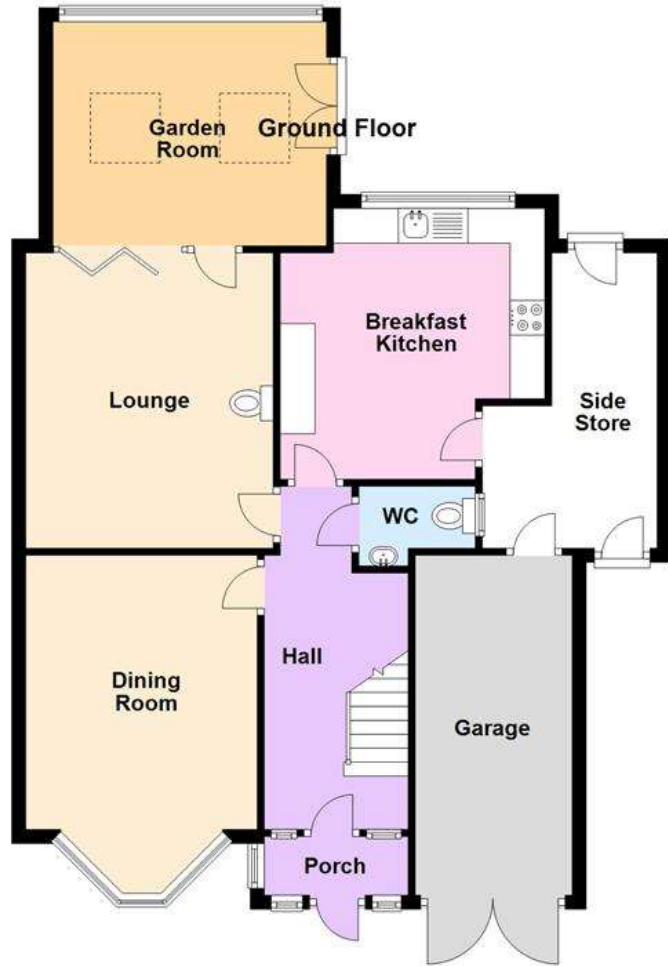
WC

Viewer's Note:

Services connected: Gas, Electric, Water
 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		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Map Location

