



Coldstream Road,  
Sutton Coldfield, B76 1NW

Offers in Excess of £475,000



# Sutton Coldfield

Offers in Excess of £475,000



A detached family home offering great potential and situated in a highly sought after location close to excellent amenities in Walmley village such as doctors, pharmacies, local shops, restaurants, public transport links and much more.

Internal inspection to the ground floor reveals a porch, welcoming reception hall, spacious living room with feature fireplace, dining room with patio doors leading out to the rear garden, fitted kitchen, useful lean-to and a guest cloakroom.

Stairs lead from the reception hall to the first floor landing where there are four good sized bedrooms and a family shower room with white suite.

Outside to the rear of the property there is a private enclosed garden with lawn and patio areas and to the fore there is a garage and block paved driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with the added benefit of no upward chain, internal viewing is highly recommended to appreciate all this property has to offer.







## Property Specification

NO UPWARD CHAIN  
POPULAR LOCATION  
OFF ROAD PARKING  
ENTRANCE HALL  
LIVING ROOM WITH SEPARATE DINING ROOM

Living Room 4.27m (14') x 3.43m (11'3")

Dining Room 3.35m (11') x 3.23m (10'7")

Kitchen 3.86m (12'8") x 3.68m (12'1")

WC 0.91m (3'0") x 0.84m (2'9")

Bedroom 1 3.71m (12'2") x 3.45m (11'4")

Bedroom 2 3.66m (12') x 3.43m (11'3")

Bedroom 3 3.71m (12'2") x 2.67m (8'9")

Bedroom 4 3.66m (12') x 2.95m (9'8")

Shower Room 2.69m (8'10") max x 1.93m (6'4")

Garage 4.59m (15'1") x 2.82m (9'3")

### 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: 22nd April 2023

### Viewer's Note:

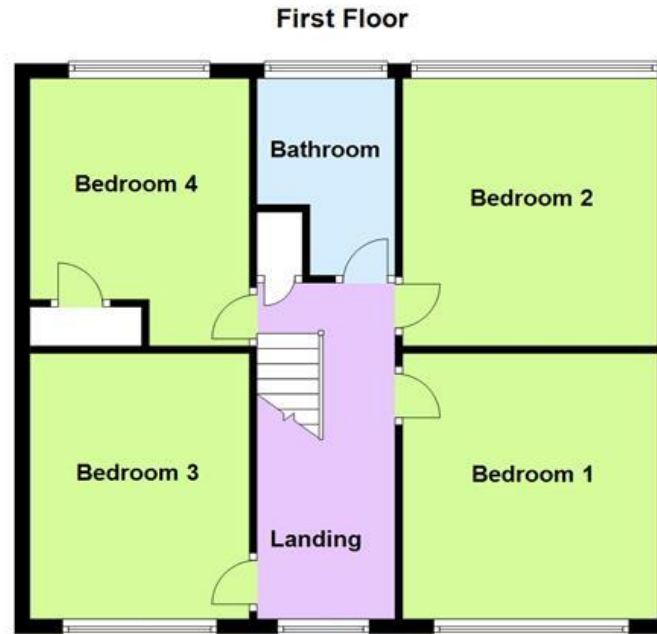
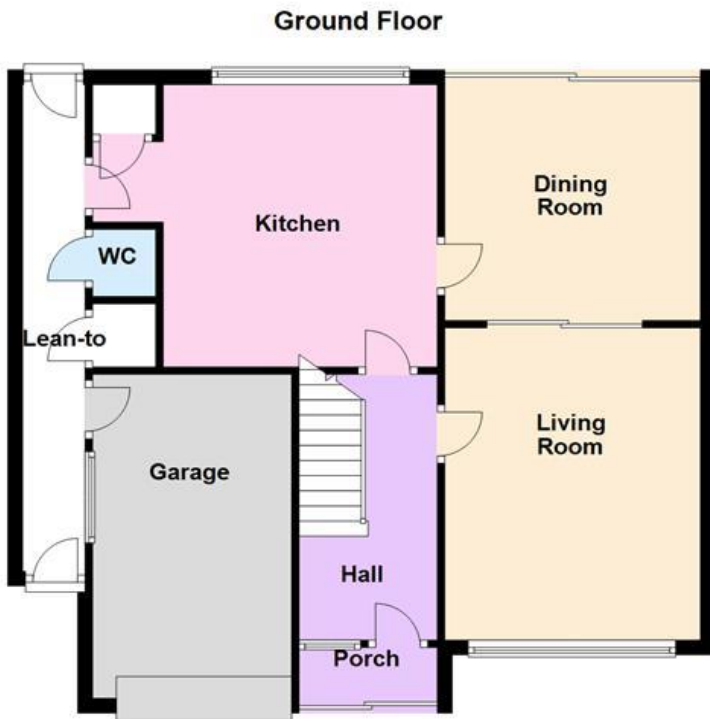
Services connected: Mains electricity, gas, water & drainage

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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

