



Parkhill Road,
Sutton Coldfield, B76 1EY

Offers in the Region Of £360,000

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Situated in a popular residential location, this fabulous traditional 1930's semi-detached family home is primely located within Walmley village well positioned for its shops and amenities, excellent transport links, excellent local schools and access to Birmingham City Centre as well as Sutton Coldfield Town Centre.

The accommodation is fronted by generous driveway for off road parking leading up to the charming front door.

Stepping inside, there is a welcoming entrance hall leading off to an attractive through lounge flooded with light from the panoramic window with sliding door onto the garden. Further off, there is a well-equipped kitchen with plenty of matching floor and wall storage units, integral white goods, and access to the integral garage. First floor comprises three good sized bedrooms and a larger than average family bathroom.

To the rear of the property is a garden of ample size that is part patio and part laid to lawn, nicely screened by trees at its furthest end for a private feel.

Early inspection by appointment only is strongly recommended for this well-proportioned, ideally located family home.





Property Specification

TRADITIONAL SEMI DETACHED FAMILY HOME
THROUGH LOUNGE
FORMAL DINING ROOM
WELL EQUIPPED KITCHEN
THREE GOOD SIZED BEDROOMS
BRIEFLY COMPRISING;

Reception hall 16' 4" x 5' 5" (4.97m x 1.66m)

Dining Room 13' 5" x 10' 0" (4.09m x 3.04m)

Lounge 18' 8" x 14' 10" (5.70m x 4.51m)

Kitchen/Breakfast Room 15' 5" x 8' 0" (4.69m x 2.45m)

Bedroom 1 14' 6" x 9' 11" (4.42m x 3.03m)

Bedroom 2 14' 1" x 9' 11" (4.29m x 3.03m)

Bedroom 3 10' 3" x 7' 3" (3.12m x 2.21m)

Family Bathroom 9' 3" x 7' 2" (2.83m x 2.19m)

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: 17th January 2024

Viewer's Note:

Services connected: Gas, electric, water and 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		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

