



Eastleigh Croft,
Sutton Coldfield, B76 1JF

Offers in the Region Of £465,000

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5  4  3 

A beautifully presented semi-detached family home set over three floors and nestled away in a highly sought after cul de sac location.

Internal inspection to the ground floor reveals a porch, welcoming reception hall, living room with bay window, open plan dining/family room with roof lantern providing ample natural light, contemporary kitchen/diner with breakfast bar, downstairs W.C and storage area.

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

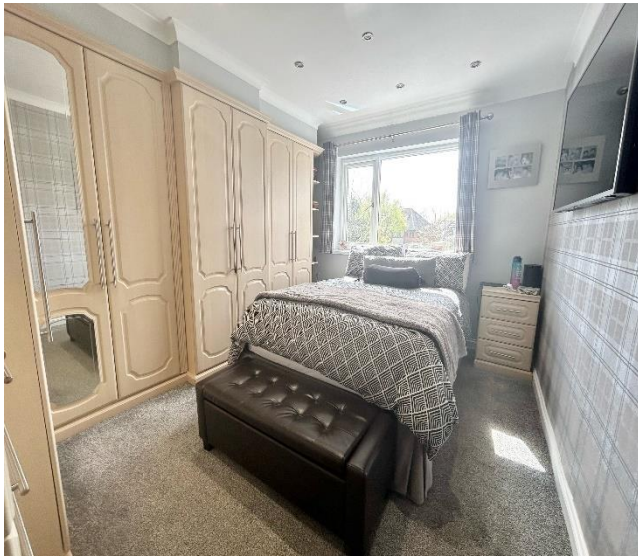
On the second floor there is a further bedroom and W.C.

Outside to the rear of the property there is a private landscaped garden with lawn and patio areas and to the fore there is a garage and block paved driveway providing ample 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.

Internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

BEAUTIFUL FAMILY HOME
OFF ROAD PARKING
GARAGE
PORCH AND ENTRANCE HALL
DOWNSTAIRS WC

Living Room 3.33m (10'11") max x 3.22m (10'7")

Dining Room 3.84m (12'7") x 3.22m (10'7")

Lounge Area 5.13m (16'10") x 3.12m (10'3")

Kitchen 5.18m (17') x 2.92m (9'7")

WC 1.83m (6') x 0.80m (2'7")

Bedroom 1 4.24m (13'11") x 4.18m (13'8") max

Bedroom 2 3.86m (12'8") x 3.18m (10'5")

Bedroom 3 3.30m (10'10") x 3.28m (10'9") max

Bedroom 4 3.87m (12'8") x 2.31m (7'7")

Bathroom 2.59m (8'6") x 2.31m (7'7") max

Bedroom 5 3.53m (11'7") x 3.37m (11'1")

WC 2.29m (7'6") x 1.60m (5'3")

Garage 4.70m (15'5") x 2.26m (7'5")

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: 30th March 2023

Viewer's Note:

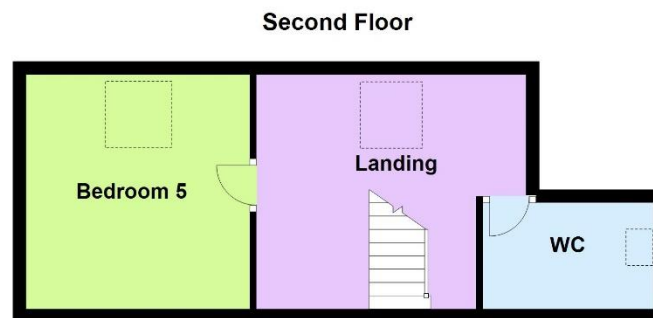
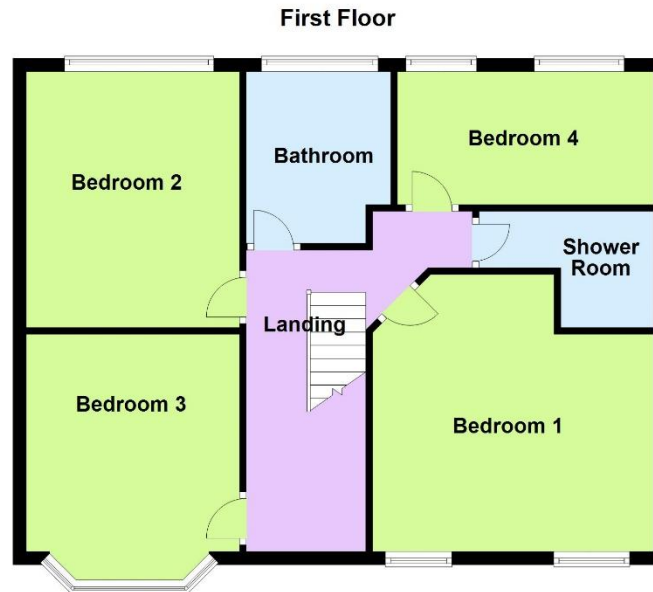
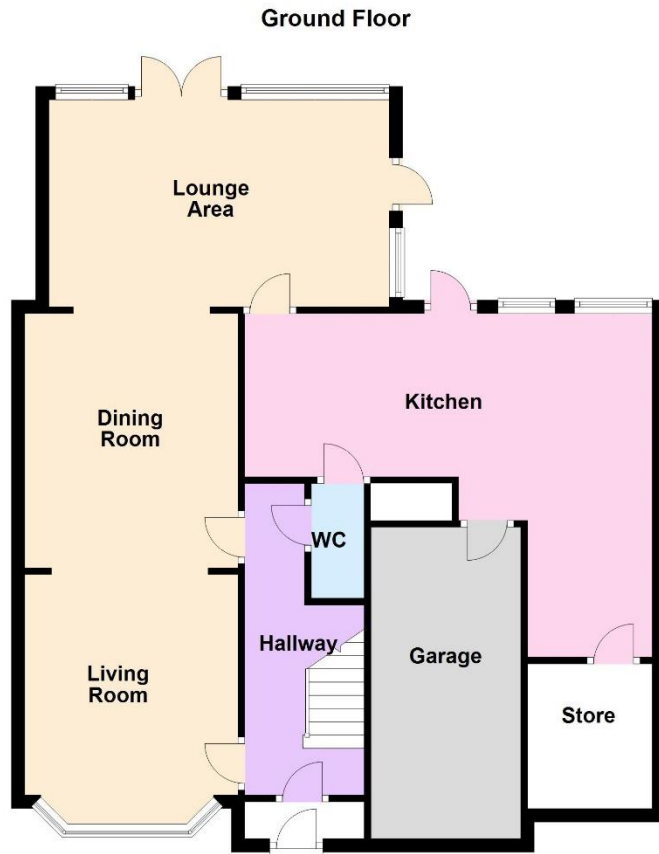
Services connected: Mains electricity, gas, water & drainage

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		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

