



Sutton Oak Road, Sutton Coldfield, B73 6TR

£279,000

# Sutton Coldfield

£279,000



Welcome to Sutton Oak Road, a well presented three bedroom end terrace house for sale with no onward chain.

Located within close proximity of Sutton Park's 2400 National Nature Reserve, local shops, restaurants and amenities within walking distance and reputable schools a short distance away the house would be suitable for any buyer.

The property is approached via a service road, leading to a creteprint driveway providing off road parking.

Internally the house has a porch, entrance hall, open plan lounge/kitchen/dining room, conservatory, first floor landing, three bedrooms and a family bathroom.

Further benefits include a recently landscaped garden and a garage in separate block.

Early viewing of this wonderful house is highly recommended to avoid genuine disappointment.





## Property Specification

THREE BEDROOM END TERRACE HOUSE  
DRIVEWAY PROVIDING OFF ROAD PARKING  
LOUNGE OPENING INTO KITCHEN/DINING ROOM  
NO ONWARDS CHAIN  
LANDSCAPED REAR GARDEN

Entrance Porch

Entrance Hall

Lounge 13' 11" x 12' 7"  
(4.24m x 3.83m)

Kitchen/Dining Room 10' 2" x 15' 10"  
(3.10m x 4.82m)

Conservatory 9' 11" x 8' 7"  
(3.02m x 2.61m)

Bedroom One 13' 6" x 9' 6"  
(4.11m x 2.89m)

Bedroom Two 10' 9" x 9' 6"  
(3.27m x 2.89m)

Bedroom Three 6' 11" x 6' 1"  
(2.11m x 1.85m)

Bathroom 6' 6" x 5' 9"  
(1.98m x 1.75m)

### 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 November 2023

### Viewer's Note:

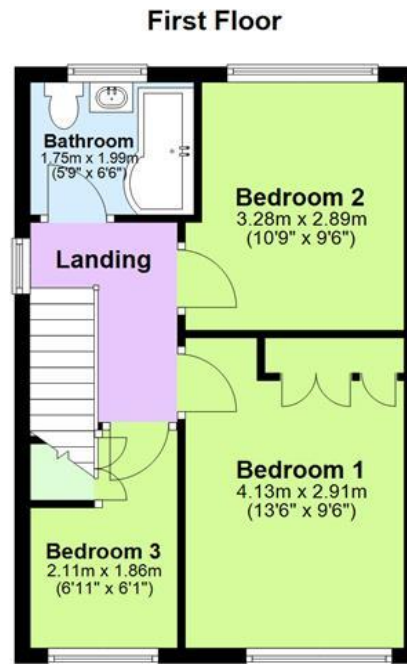
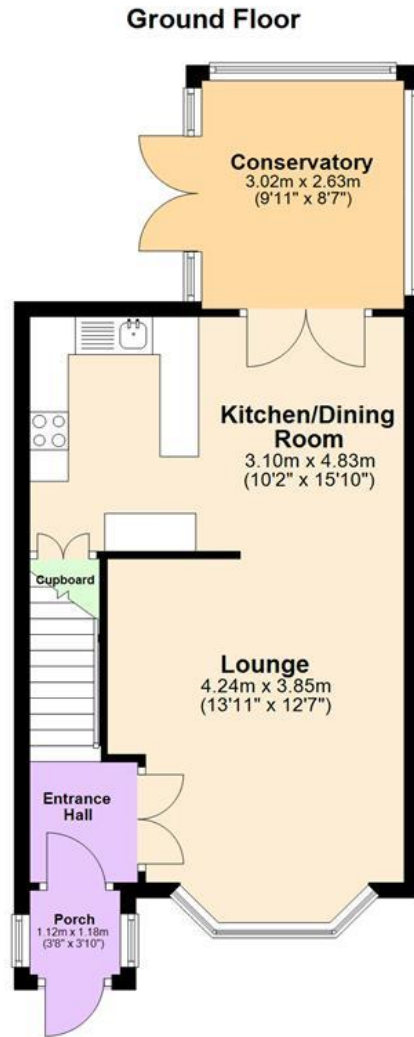
Services connected: Mains Gas/Electric/Water/Drainage

Council tax band: C

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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

