



Welford Road, Sutton Coldfield

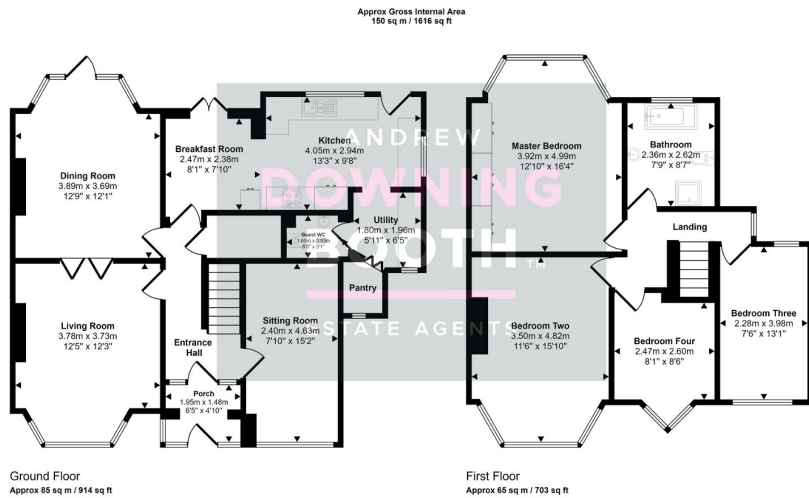
£535,000

4 1 3



A rare opportunity to acquire a very well presented, extended four/ five bedroom detached home in Sutton Coldfield. This fabulous property in Welford Road comes to the market with an extensive range of attractive features, from the flexible layout and generous living space to the large plot with a landscaped rear garden set across two tiers. Location wise, the incredibly popular and scenic Sutton Park is just a short drive away, as is Sutton Coldfield town centre, major supermarkets, highly rated schools and a wide range of transport links. The accommodation is set across two floors, with an entrance hall, separate living and dining rooms, attractive kitchen, utility room, guest WC and a flexible third reception room with the capacity to become a downstairs fifth bedroom all sitting to the ground floor, whilst the four main bedrooms and stunning bathroom occupy the first. Properties of this sheer calibre, in such a truly sought after location tend not to stick around for long, so we must advise booking in a viewing at your earliest convenience.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Snaggy 200.

- Four/Five Double Bedroom
- Stunning Landscaped Rear Detached Extended Property
- Attractive Kitchen With Utility Room
- Highly Desirable Location
- Large Driveway
- Separate Living & Dining Rooms
- EPC Rating: E
- Council Tax Band: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		