



£540,000
3 Bed House - Detached
located in Braemar Road


REDSTONES
The Property Experts

Braemar Road Sutton Coldfield B73 6LS



Offers In The Region Of £540 000

A well presented three bedroom detached family home in the sought after location of Sutton Coldfield.

The spacious accommodation comprises of an entrance porch, hallway, lounge, dining room, reception room, kitchen, utility and guest WC. On the first floor are three good sized bedrooms and family bathroom. Outside there is an enclosed rear garden with a patio and lawn with gated access to the front where ample driveway parking provides significant convenience, offering plentiful, dedicated space for multiple vehicles.

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Porch

UPVC double glazed windows and door to front, tiled flooring, wooden door to hall.

Hallway

Wooden flooring, radiator, stairs off, doors off.

Lounge

15'10" x 11'5"

UPVC double glazed bow window to front, carpet, radiator, feature surround and hearth, wooden sliding doors to dining room.

Dining Room

11'3" x 9'10"

UPVC double glazed patio door, wood effect laminate flooring, radiator, doors off.

Reception Room

15'8" x 7'10"

UPVC double glazed window, carpet, radiator, built in wardrobe, storage cupboards housing utility meters.

Kitchen

9'10" x 9'8"

UPVC double glazed windows, tiled flooring, range of wall units, splash back tiling, rolled edge worksurface with cupboards and drawers below, inset stainless steel sink, integrated dish washer, fridge, fitted four ring gas hob with extractor over, built in electric oven, breakfast bar, wall mounted combi boiler in cupboard, UPVC frosted double glazed door leading to ...

Utility

10'11" x 5'4"

UPVC double glazed window and doors, tiled flooring, plumbing for washing machine, worksurface, built in cupboards.

WC

UPVC frosted double glazed window, tile effect flooring, radiator, WC, vanity wash hand basin.

Stairs / Landing

UPVC frosted double glazed window, carpet, radiator, loft access with pull down ladder, doors off.

Bedroom One

14'0" x 11'3"

UPVC double glazed window to front, carpet, radiator, two enclosed built in wardrobes.

Bedroom Two

11'3" x 9'8"

UPVC double glazed window to rear, carpet, radiator, built in cupboard, over bed storage, enclosed built in wardrobe.

Bedroom Three

12'11" x 8'9"

UPVC double glazed window to front, laminate flooring, radiator.

Bathroom

9'10" x 9'8"

UPVC frosted double glazed windows to side and rear, tiled flooring, radiator, heated chrome towel rail, bathroom suite comprising; bath, WC, pedestal wash hand basin, corner shower cubicle with mixer shower.

Enclosed Rear Garden

Patio area, lawn, gravel borders, boundary fencing, gated access to front.

Front Garden

Lawn and tarmac driveway for approx 5 vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

West Midlands House
Gypsy Lane
Willenhall
West Midlands
WV13 2HA

E: info@redstones.co.uk
T: 01922 235 350
<http://www.redstones.co.uk>


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