

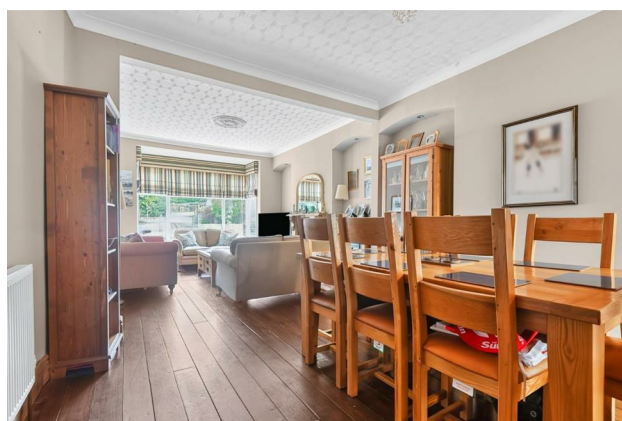
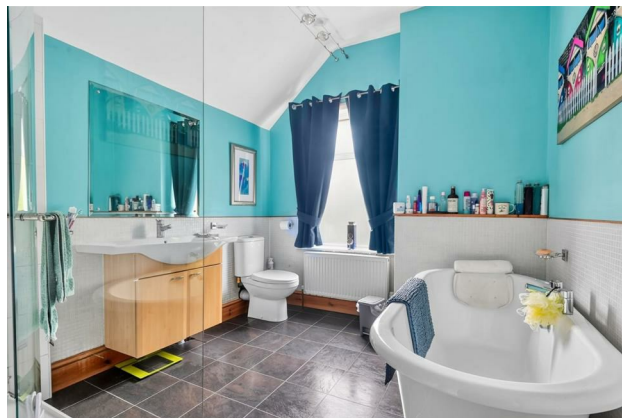
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42 Coleshill Road, Sutton Coldfield, B75 7BA

Asking Price £395,000

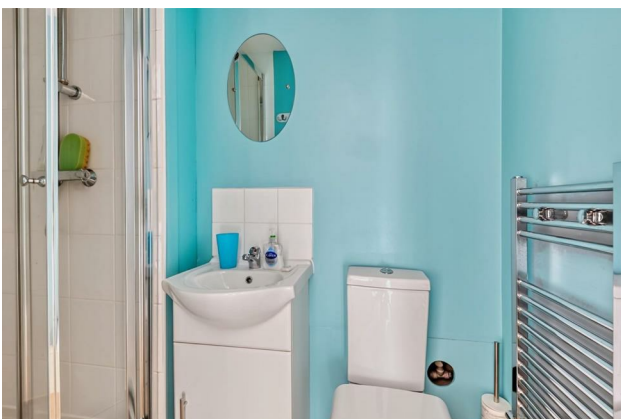
Property Images



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Total floor area 116.7 sq.m. (1,256 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

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

Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Ideally located for Good Hope Hospital, Sutton Coldfield Railway Station, excellent schooling and Sutton Coldfield Town Centre, this spacious two-bedroom semi-detached home is ideal for families, professionals working from home or those seeking multi-generational living.

The accommodation begins with a welcoming entrance hall leading into an impressive 25ft through lounge/dining room, providing a bright and spacious living area ideal for both everyday family life and entertaining. To the rear, the fitted kitchen opens into a generous conservatory, creating an additional reception space that could be used as a dining room, family room or playroom overlooking the garden. A separate utility room and convenient downstairs WC add further practicality.

Accessed from the rear garden is a versatile attached annex, comprising a bedroom or office together with its own shower room. This adaptable space is perfect for those working from home, accommodating guests/relatives, or could be utilised as a salon, beauty room or treatment room (subject to any necessary consents).

To the first floor are two well-proportioned double bedrooms, served by a spacious family bathroom featuring both a panelled bath and a separate shower enclosure.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing and entertaining, while also giving access to the annex.

Combining generous living space with exceptional versatility, this unique home offers a layout that can easily adapt to a variety of lifestyles. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Features

- Traditional semi-detached home
- 2 double bedrooms
- Annex with bedroom/office and shower room
- Family bathroom
- Through lounge
- Conservatory
- Excellent location for Good Hope Hospital
- Council Tax Band C
- EPC Rating TBC