

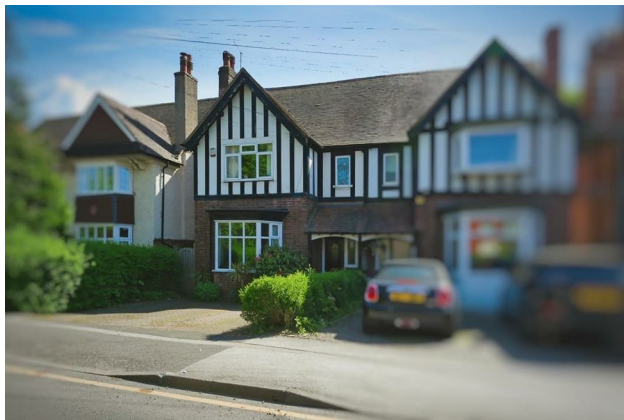
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119 Upper Holland Road, Sutton Coldfield, B72 1RD

Asking Price £450,000

Property Images



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Property Images



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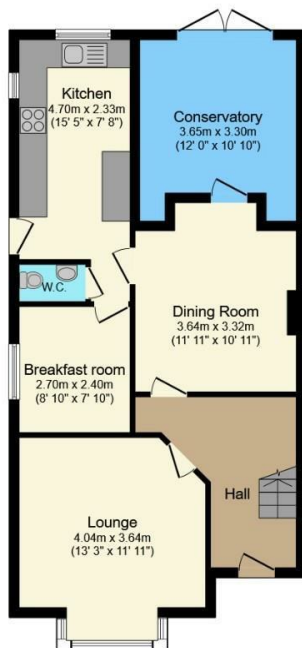
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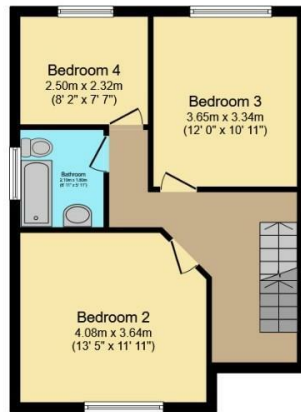


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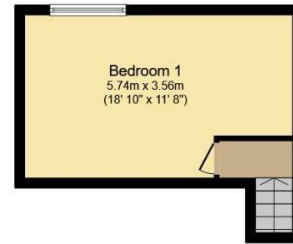
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Ground Floor



First Floor



Second Floor

Total floor area 140.2 sq.m. (1,509 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



Summary

Conveniently located for Sutton Coldfield's town centre amenities and Plantsbrook school, this very spacious, traditional semi-detached family residence, set over 3 floors, simply must be viewed. The freehold, gas centrally heated and double-glazed accommodation, briefly comprises;

Covered porch, spacious hall with understairs cupboard, living room with feature brick fireplace and bay with window seat, dining room with feature fireplace and bay opening to conservatory with double French doors to garden, breakfast room with arched display and opening to kitchen. First floor, 3 excellent bedrooms (all with original fireplaces) and refitted family bathroom with white suite and shower over bath. Second floor, further staircase to large double bedroom with under-eave storage.

Outside, beautiful south facing rear garden backing onto nursery school playing field with numerous screening trees, shrubs and gated side access. Front garden with hedge screen and double-width block paved driveway.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information.

Features

- Traditional 3 storey semi detached
- 4 bedrooms
- 3 reception rooms
- Family bathroom and guests cloaks
- Beautiful garden enjoying southerly aspect
- Convenient location
- Kitchen, utility & conservatory
- Council Tax Band C