



Reddicap Heath Road,
Sutton Coldfield, West Midlands, B75 7EG

£260,000



Call NEWTON FALLOWELL to VIEW this THREE BED HOUSE on the Popular Reddicap Heath Road in Sutton Coldfield. This is a FANTASTIC OPPORTUNITY to put your own mark on a property!!! Having a Lounge, Dining Room, Conservatory, Kitchen, Guest WC, Three good sized Bedrooms and a Bathroom. In need of some modernisation with great scope and versatility to what you can do to it! Also having a good sized Drive, a DOUBLE length Tandem Garage and a LARGE Mature Rear Garden. Don't Miss Out... Call NEWTON FALLOWELL to Arrange YOUR VIEWING!!!

In Brief

On The Ground Floor.
 The property is entered via the porch into the reception hallway. There are two reception rooms, both practically the same size. Currently, the Lounge is too the rear leading into the Conservatory and the Dining Room is to the front, with Bay Windows. The Kitchen leads into the double length Tandem Garage which is ripe for conversion or extension (subject to planning and/or regs)

On The First Floor.
 Off the first floor landing are Three good sized bedrooms and the bathroom. There is a separate WC.

Outside.
 With a good frontage, the house is set back from the road and has ample off road parking. The double length tandem Garage leads to the extensive and mature rear gardens.

Porch

Reception Hallway

Lounge

12'6" x 11'4" (3.83m x 3.47m)



Dining Room

14'11" into bay x 11'4" (4.57m into bay x 3.47m)



Conservatory

11'8" max x 9'9" max (3.57m max x 2.99m max)



Kitchen

9'3" x 6'0" (2.83m x 1.83m)



First Floor Landing

Bedroom One

12'7" x 10'9" (3.84m x 3.28m)



Bedroom Two

12'6" x 10'6" (3.82m x 3.21m)



Bedroom Three

9'5" x 6'10" (2.88m x 2.09m)



Rear Garden



Tenure

Freehold

EPC

Grade TBC

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Bathroom

6'8" max x 6'3" max (2.04m max x 1.92m max)



WC

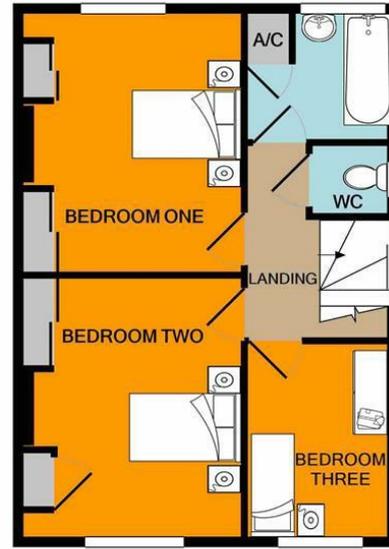
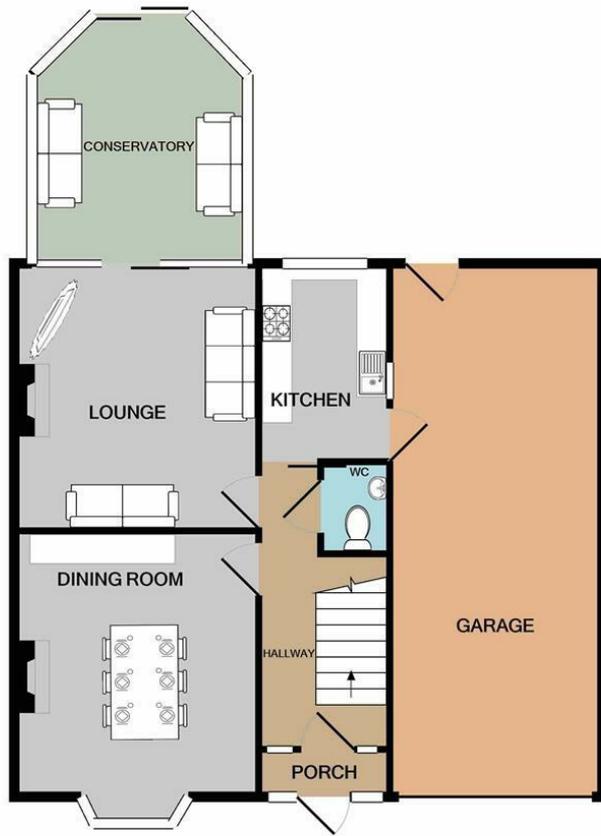
Outside

Front Aspect and Drive



Tandem Garage

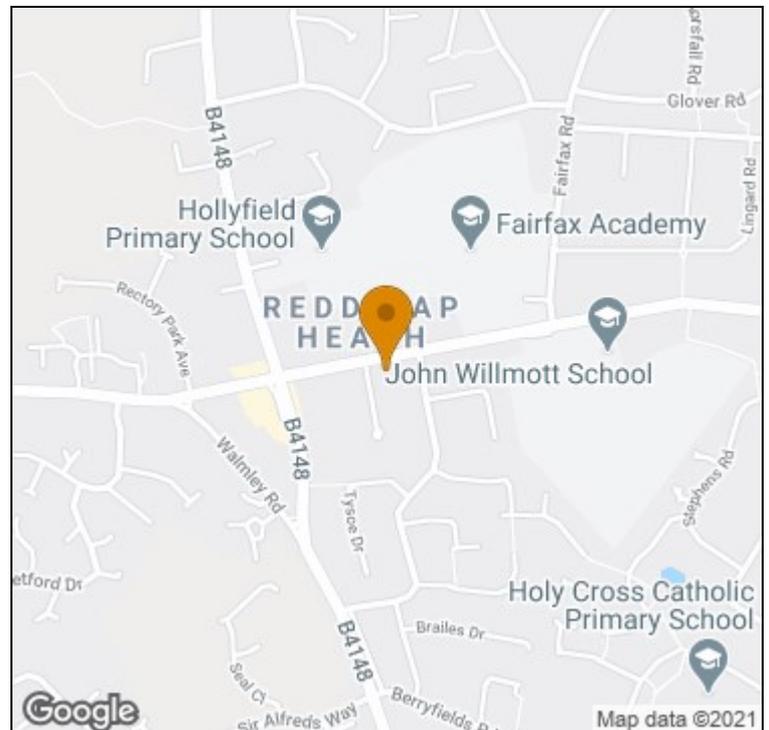
25'10" x 9'10" (7.88m x 3.01m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2021

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01212709744 e: erdington@goodchilds-uk.com

www.newtonfallowell.co.uk