

**FOR SALE**



**College Road, Sutton Coldfield**

**3 Bedrooms, 1 Bathroom, Link Detached Property**

**£375,000**

**MARTIN&CO**



## College Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom

**£375,000**

- LINK DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- MATURE REAR GARDEN



Martin & Co are pleased to offer this nicely presented linked detached property. Ideally located for schools, shops at New Oscott and Boldmere high street, transport links and amenities.

The property is set behind a two car driveway with front door leading to the reception hallway with a door leading to dining room ideal for entertaining in. To the rear is a welcoming lounge with a patio door to the rear garden perfect for relaxing in. Continuing through the ground floor is a kitchen, side tandem garage with a utility area to the rear and guest W.C.

On the first floor is a landing with over stairs storage cupboard, three good sized bedrooms leading off and family bathroom with three piece suite comprising bath with shower over, W.C. and wash basin.

To the rear of the property is a stunning lawned garden with slabbed patio ideal for garden furniture, an array of shrubs and flowers providing a lovely place for the family to enjoy.



#### HALLWAY

DINING ROOM 13' 5" x 12' 5" Into bay (4.09m x 3.78m)

LOUNGE 11' 5" x 11' 2" (3.48m x 3.4m)

KITCHEN 9' 11" x 8' 1" (3.02m x 2.46m)

TANDEM GARAGE (UTILITY AREA) 27' 4" x 7' 1" (8.33m x 2.16m)

GUEST W.C.

#### LANDING

BEDROOM ONE 13' 1" into bay x 12' 7" (3.99m x 3.84m)

BEDROOM TWO 11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM THREE 8' 2" x 7' 11" (2.49m x 2.41m)

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

REAR GARDEN

OFF ROAD PARKING

NO UPWARD CHAIN



**COUNCIL TAX BAND - D**

**FIXTURES AND FITTINGS** as per sales brochure.

**TENURE**

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.