

**FOR SALE**



**Wyatt Road, Sutton Coldfield**

**3 Bedrooms, 1 Bathroom, Semi Detached House**

**Offers In Region Of £280,000**

  
**MARTIN&CO**



## Wyatt Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom

Offers In Region Of £280,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- RECEPTION ROOM
- FITTED DINING KITCHEN
- STUDY
- BATHROOM

Martin & Co are pleased to offer this spacious extended semi detached property set behind a grass verge with front garden and slabbed area that lead to the front door. The hall provides access to the good sized reception room ideal for the family to enjoy with a bow window to the front elevation and French doors to the rear leading onto the garden. The fitted kitchen has a range of wall and base units with room for a dining table and a further door that leads to the study, ideal if you work from home.

On the first floor are three bedrooms which are accompanied by the family bathroom with three piece suite comprising panelled bath with shower over, W.C. and wash basin. There is a further separate W.C.

To the rear is a good sized garden with patio ideal for entertaining in and for the family to enjoy.

The property is offered with no upward chain.







**HALL**

**RECEPTION ROOM 18' 10" x 11' 11" (5.74m x 3.63m)**

**KITCHEN/DINER 18' 11" x 11' 1" max x 7' 9" min  
(5.77m x 3.38m max x 2.36m min)**

**STUDY 19' 0" x 5' 9" (5.79m x 1.75m)**

**LANDING**

**BEDROOM ONE 11' 10" x 10' 6" (3.61m x 3.2m)**

**BEDROOM TWO 12' 6" x 11' 2" max x 8' min (3.81m x 3.4m max x 2.44m min)**

**BEDROOM THREE 8' 11" x 7' 10" (2.72m x 2.39m)**

**BATHROOM 10' 6" x 6' 0" (3.2m x 1.83m max x 0.84m min))**

**SEPATATE W.C. 2' 10" x 2' 8" (0.86m x 0.81m)**

**REAR GARDEN**

**FRONT GARDEN**



**GENERAL INFORMATION**

**COUNCIL TAX BAND - B**

**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	72 C	
55-68	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 whole or in part. **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.