

**FOR SALE**



**Maney Hill Road, Sutton Coldfield**

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

**Offers In Region Of £430,000**



## Maney Hill Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom

**Offers In Region Of £430,000**

- Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility
- Guest W.C.

Martin & Co are pleased to offer this good sized traditional semi detached property ideally situated close to schools, shops and transport links. This lovely property is set behind a block paved driveway with enclosed porch leading to the front door with reception hallway having a built in under-stairs storage cupboard. To the front is a reception room which is currently used as a dining room ideal for entertaining in. To the rear is another reception room used as a lounge. This lovely room has a very modern feel to it ideal for the family to enjoy and comes with French doors to the rear garden. Continuing through the ground floor is a fitted kitchen with a range of wall and base units. A door leads to the separate utility with door to the garage and folding door to the guest W.C. with wash basin.



On the first floor is a landing with three nicely proportioned bedrooms. They are accompanied by the fully tiled family bathroom with four piece suite comprising bath, separate shower cubicle, W.C. and wash basin.

To the rear is a tiered garden with a slabbed patio ideal for garden furniture.

To the front is a block paved driveway with lawned garden to the side.





PORCH

HALLWAY

DINING ROOM 13' 0" into bay x 11' 0" (3.96m x 3.35m)

LOUNGE 14' 3" x 10' 9" (4.34m x 3.28m)

KITCHEN 10' 7" x 9' 4" (3.23m x 2.84m)

UTILITY 15' 4" x 5' 3" (4.67m x 1.6m)

GUEST W.C.

GARAGE 13' 11" x 7' 1" (4.24m x 2.16m)

LANDING

BEDROOM ONE 13' 7" into bay x 10' 11" (4.14m x 3.33m)

BEDROOM TWO 14' 3" into bay x 11' 2" (4.34m x 3.4m)

BEDROOM THREE 10' 0" x 6' 9" (3.05m x 2.06m)

BATHROOM 8' 4" max x 9' 4" (2.54m x 2.84m)

REAR GARDEN

BLOCK PAVED DRIVEWAY



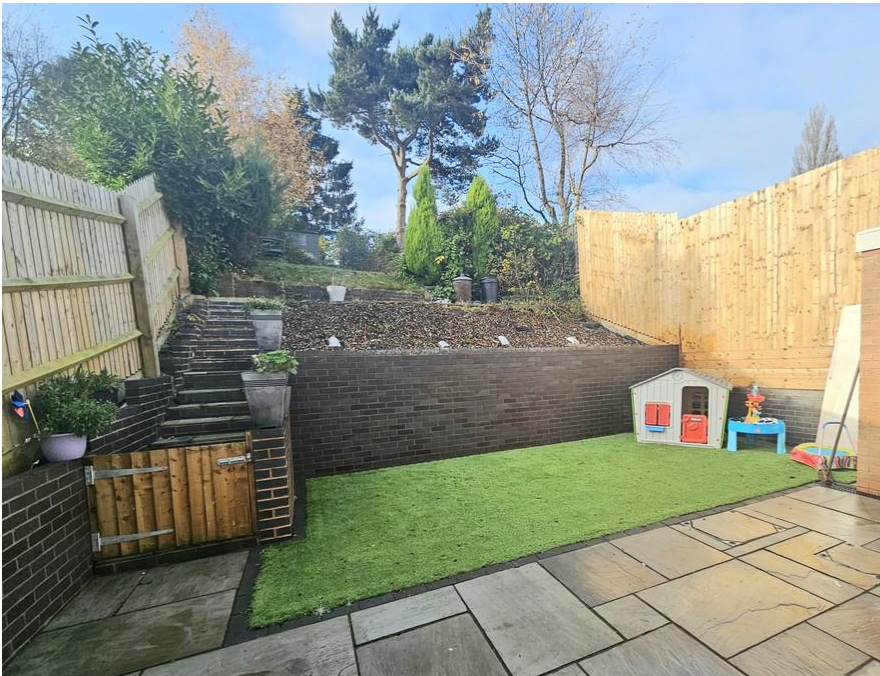
GENERAL INFORMATION  
COUNCIL TAX BAND - D

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		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		









## Martin & Co Sutton Coldfield

14 Beeches Walk • Sutton Coldfield • B73 6HN  
T: 0121 321 6090 • E: [suttoncoldfield@martinco.com](mailto:suttoncoldfield@martinco.com)

**0121 321 6090**

<http://www.martinco.com>



**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, nor form 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.