

FOR SALE



Clifton Road, Sutton Coldfield

**4 Bedrooms, Bathroom & Shower Room,
DETACHED PROPERTY**

Offers In Region Of £635,000





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- DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN/DINER
- INTEGRAL GARAGE

Martin and co are pleased to bring this stunning detached property to the market. Situated in a very convenient location near to Sutton Park with local leisure facilities including Wyndley swimming baths and Wyndley Leisure centre. This lovely home is also greatly positioned for the local Gracechurch Shopping Centre and has excellent transport links.

This lovely home is set behind a driveway with enclosed porch entrance with front door having lovely stained glass windows that leads to the entrance hallway. There is a good sized front reception room ideal to relax and entertain in. To the rear of the property is another good sized reception room that the family can enjoy. There is a nicely fitted kitchen diner with a range of wall and base units and door to the side elevation. A ground floor guest W.C. completes the ground floor accommodation.

On the first floor is a gallery landing with doors to the four good sized bedrooms with a separate shower room. The bedrooms are also served by the family bathroom.

To the rear of the property is a mature lawned garden with patio ideal for garden furniture.





HALL

PORCH

RECEPTION ROOM ONE 16' 7" (into bay) x 12' 1" (5.05m (into bay) x 3.68m)

RECEPTION ROOM TWO 13' 9" x 12' 2" (4.19m x 3.71m)

DINING AREA 10' 4" x 8' 9" (3.15m x 2.67m)

KITCHEN 13' 9" x 6' 2" (4.19m x 1.88m)

WC

LANDING

BEDROOM ONE 16' 11" (into bay) x 12' 3" (5.16m (into bay) x 3.73m)

BEDROOM TWO 13' 10" x 12' 4" (4.22m x 3.76m)

BEDROOM THREE 10' 3" x 8' 11" (3.12m x 2.72m)

BEDROOM FOUR 10' 4" x 8' 8" (3.15m x 2.64m)

BATHROOM 10' 1" x 6' 2" (3.07m x 1.88m)

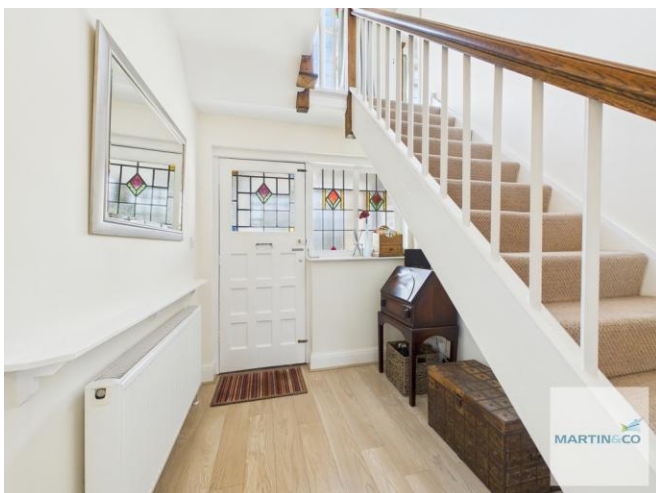
SHOWER ROOM 5' 6" X 5' 4" (1.67m x 1.62m)

WC

REAR GARDEN

OFF ROAD PARKING

INTEGRAL GARAGE



GENERAL INFORMATION
COUNCIL TAX BAND - F

FIXTURES AND FITTINGS as per
sales brochure.

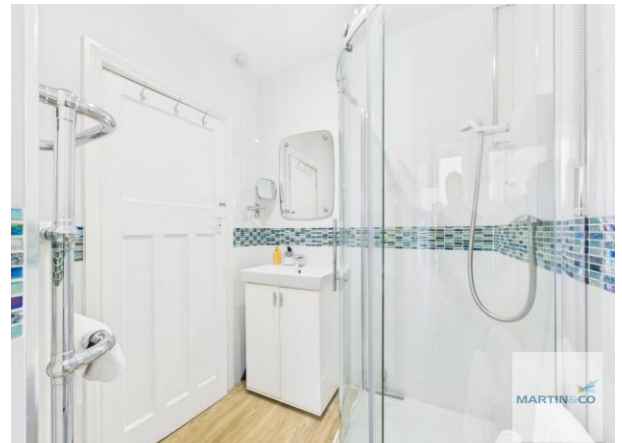
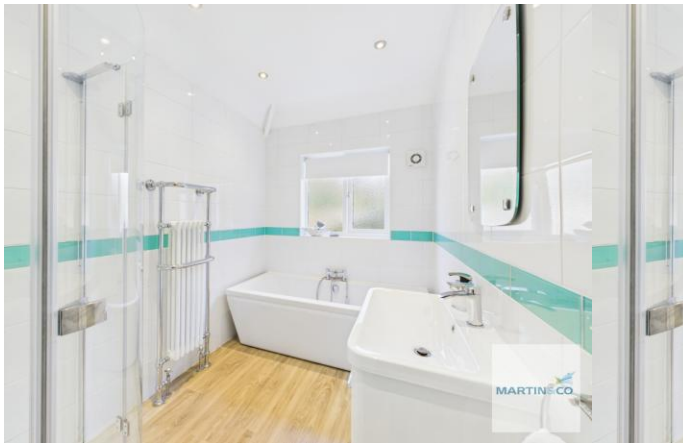
TENURE FREEHOLD
Martin and Co has been informed
that the property is freehold. The
agent has not received confirmation
from the vendor's solicitors and
therefore would advise any
interested parties to verify this
information via their own solicitor.

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





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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, nor 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.