

**FOR SALE**



**Braemar Road, Sutton Coldfield, B73 6LS**

**3 Bedrooms, 1 Bathroom, DETACHED PROPERTY**

**Offers In Region Of £563,500**





## Braemar Road, Sutton Coldfield, B73 6LS

3 Bedrooms, 1 Bathroom

**Offers In Region Of £563,500**

- FAMILY DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- LOUNGE, DINING ROOM
- FITTED KITCHEN
- SNUG

Martin & Co are pleased to offer this superbly presented spacious family detached property. Situated in one of Sutton Coldfield's most sought after neighbourhoods located just moments away from Boldmere High Street, you'll enjoy easy access to local shops, cafes, reputable schools and excellent transport links. Nestled just a stroll away from Sutton Park an internal viewing is highly recommended.

Approached via a good sized driveway with enclosed porch entrance that leads to the reception hallway with guest W.C. with wash basin. There is a lovely welcoming lounge that has sliding doors that can be opened up to the dining area ideal to entertain family and friends. There is a fitted kitchen with a range of wall and base units and a utility with front and rear entry. The garage has been converted into a lovely snug ideal for an extended family.

On the first floor is a landing with access to the three double bedrooms that are accompanied by the family bathroom.

To the rear is a lovely lawned garden ideal for easy maintenance with patio perfect for garden furniture. The front provides plenty of off road parking.

**AN INTERNAL VIEWING IS HIGHLY RECOMMENDED**







PORCH

HALLWAY

LOUNGE 15' 10" x 11' 5" (4.83m x 3.48m)

DINING ROOM 11' 4" x 9' 11" (3.45m x 3.02m)

SNUG 15' 9" x 7' 10" (4.8m x 2.39m)

FITTED KITCHEN 9' 10" x 9' 9" (3m x 2.97m)

GUEST W.C.

UTILITY 10' 11" x 5' 5" (3.33m x 1.65m)

LANDING

BEDROOM ONE 14' 0" x 11' 4" (4.27m x 3.45m)

BEDROOM TWO 11' 4" x 9' 9" (3.45m x 2.97m)

BEDROOM THREE 12' 11" x 8' 10" (3.94m x 2.69m)

BATHROOM 9' 10" x 9' 9" (3m x 2.97m)

REAR GARDEN

FRONT DRIVEWAY



GENERAL INFORMATION  
COUNCIL TAX BAND - E

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		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1327 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## 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, 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.