



**Fairfax Road, Sutton Coldfield
B75 7JU
£325,000**

Freehold - Birmingham Band: B - EPC:

Situated on Fairfax Road in Sutton Coldfield, this delightful semi-detached house, built in 1955, presents an excellent opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is perfect for those looking to settle down in a welcoming community.

The heart of the home is undoubtedly the extended open kitchen diner, which offers a modern and inviting space for family gatherings and entertaining guests. This area is designed to be both functional and stylish, making it a wonderful place to create lasting memories. The reception room provides an additional area for relaxation, ensuring that there is ample space for everyone to enjoy.

Outside, the property boasts a generous rear garden, ideal for children to play in or for hosting summer barbecues. The garden offers a peaceful retreat, allowing you to unwind after a busy day. Furthermore, the property includes parking for up to three vehicles, a valuable feature in this sought-after area.

This semi-detached house on Fairfax Road is not just a property; it is a family home that combines comfort, convenience, and charm. With its prime location in Sutton Coldfield, you will find yourself close to local amenities, schools, and parks, making it an ideal choice for families. Do not miss the chance to make this lovely house your new home.



Porch

6'1" x 5'4" (1.85m x 1.63m)

Having Upvc double glazed entrance, Upvc double glazed flush windows, wood effect laminate flooring and doors off which leads:

Hall

Having entrance doorwood effect laminate flooring, stairs to the first floor landing and doors off which leads:

Lounge

12'0" x 16'5" (3.66m x 5.01m)

Having wood effect laminate flooring, central heating radiator, Upvc double glazed bay window, Upvc double glazed window to the side and power points

Open Kitchen Diner

22'10" x 18'9" (6.97m x 5.72m)

Having a belfast sink set in a marble work surface with fitted units above and below, integral dishwasher, adjacent matching marble work surface with fitted units above and below, integral microwave and integral fridge/freezer. Central island with electric hob set in marble work surface, integral oven and stainless steel extractor hood above, fitted units above and below. Further matching marble work surface with a range of fitted units above and below with matching tall unit. Wood effect laminate flooring, under floor heating, power points, fitted family bench with Velux window above, central heating radiators, door to utility, Upvc double glazed flush windows and Upvc double glazed double French doors to the rear patio.

Utility

10'7" x 7'2" (3.22m x 2.18m)

Having stainless steel single drainer sink unit set in a marble work surface with fitted unit below, space and plumbing for domestic appliances, tiled splashback, power points, central heating radiator, Upvc double glazed flush windows, door to porch and door to:

Guest WC

Having a white suite comprising of wash hand basin set in a vanity unit and low level WC.

Landing

Stairs to the first floor landing having to recessed storage cupboards, one housing the combination boiler, loft access, power points and doors off which lead:

Bedroom 1

8'9" x 16'5" (2.67m x 5.01m)

Having fitted mirrored wardrobe, power points, central heating radiator and two Upvc double glazed flush windows.

Bedroom 2

11'7" x 10'11" (3.53m x 3.34m)

Having fitted wardrobe, power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Bedroom 3

10'2" x 8'8" (3.09m x 2.63m)

Having recessed storage, central heating radiator, power points and two velux double glazed windows.

Tiled Bathroom

Being fully tiled and having a white suite comprising of a pannelled bath with fitted power shower above, oversided washhand basin set in a vanity unit and low level WC. Ceramic tiled floor, centrally heated towel rail and Upvc double glazed frosted flush window.

Outside

The property has the benefit of a tarmacadam driveway with shrub borders providing

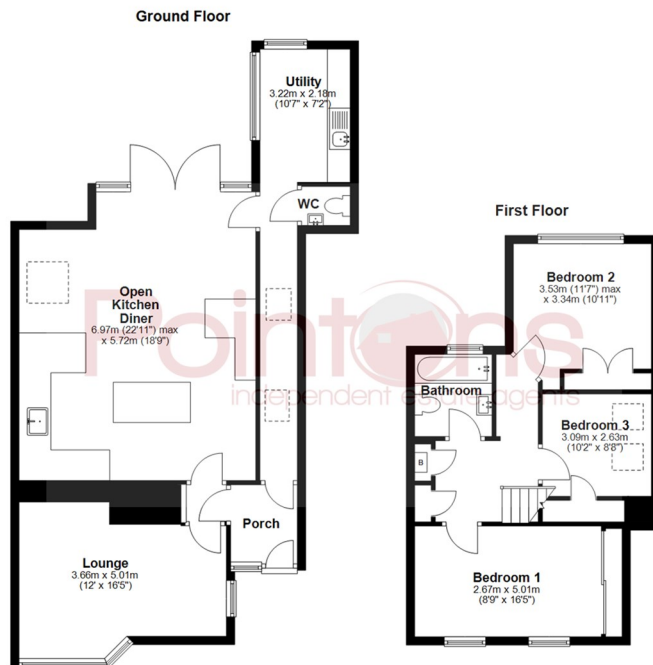
parking for three vehicles, To the rear there is a paved patio with steps down to lawn, stoned borders with mature trees, further paved patio and timber shed.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to Birmingham City Council, EPC rating of to be confirmed

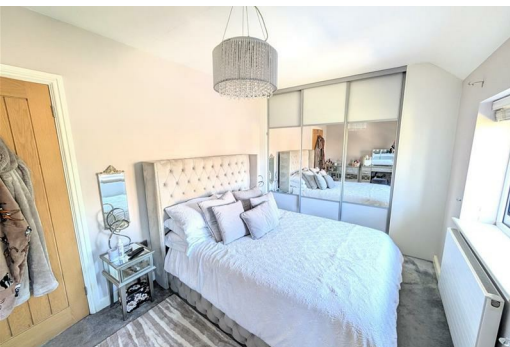
General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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