

# Horton & Senate



43 Reddicap Heath Road, Sutton Coldfield, B75 7DU

£240,000

- Large Lounge
- Luxury Bathroom
- Semi Detached
- Great Kitchen Diner
- Courtyard & Large Garden
- Two Good Sized Bedrooms
- Highly Sought After Location

# 43 Reddicap Heath Road, Sutton Coldfield B75 7DU

Horton & Senate are pleased to offer this beautifully presented two bedroom property in a sought after location. Benefiting from; large lounge, great kitchen diner, two good sized bedrooms, a luxury bathroom, courtyard & large garden, off road parking. A viewing is essential to appreciate what this property has to offer!

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Council Tax Band: B



Horton & Senate are delighted to offer to the market this superbly presented 2 bedroom property situated within a highly sought after location in Sutton Coldfield. In the catchment area for many schools for children of all ages and offering excellent road and rail links for those looking to commute.

#### Approach

The property is approached via a driveway to the front

#### Ground Floor

##### LOUNGE 11' 11" x 13' 10" Maximum (3.63m x 4.22m)

A bright lounge with a bay window to the front allowing in lots of natural light, a central heating radiator and door to the kitchen diner.

##### KITCHEN DINER 12' 6" x 11' 1" (3.81m x 3.38m)

One of the biggest selling features for the property is this superb space for entertaining, the kitchen comprises of a range of wall and base mounted units with complementing wooden work surfaces over, built in oven and gas hob with extractor fan over and tiling to splash prone areas. There Belfast Sink and window overlooking the rear, integrated dish washer, door to the rear, a under stairs storage cupboard and a stairs leading to the first floor.

#### First floor

##### BEDROOM ONE 12' 3" x 14' (3.73m x 4.27m)

A large master bedroom with a double glazed window to the front aspect, radiator and ample space for wardrobes

##### BEDROOM TWO 6' 7" Maximum x 12' 1" (2.01m x 3.68m)

A double glazed window to rear, central heating radiator and cupboard.

#### FAMILY BATHROOM

A modern family bathroom that comprises of a bath and shower over, suspended wash hand basin with vanity storage, low level WC, Heated towel rail fully tiled walls and floor and an obscure double glazed window to the rear.

#### Outside

WOW!! This garden is a huge feature to the property, to the rear there is a courtyard garden with a patio area for entertaining which opens on to a large private lawn that is bordered by mature shrubs and fenced boundaries offering maximum privacy.

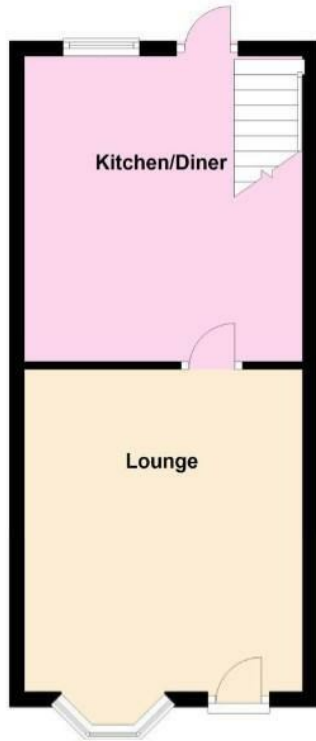
#### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

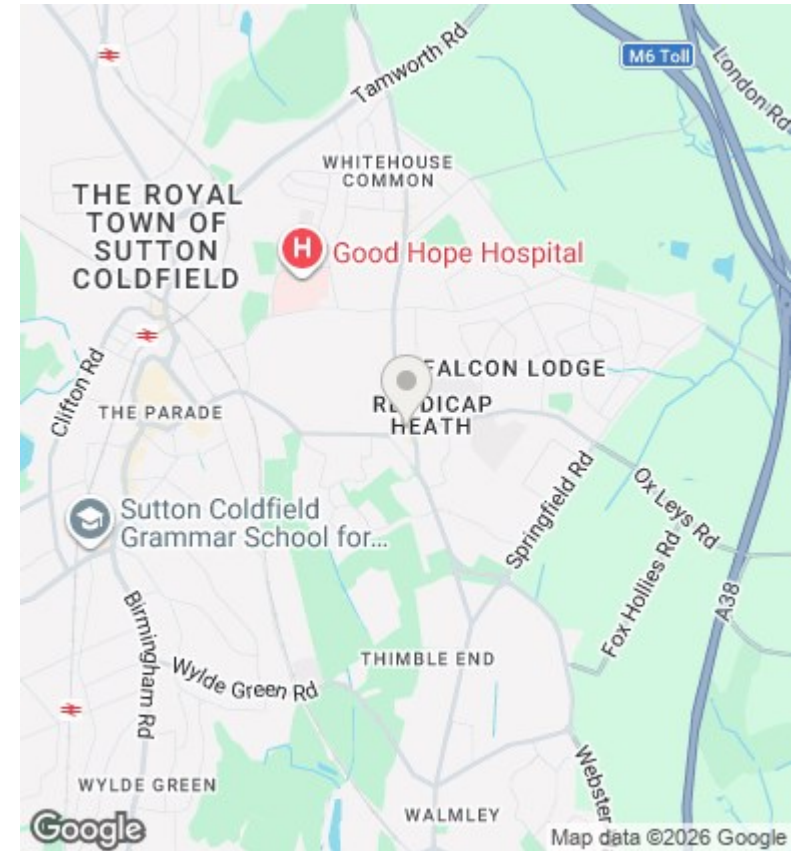
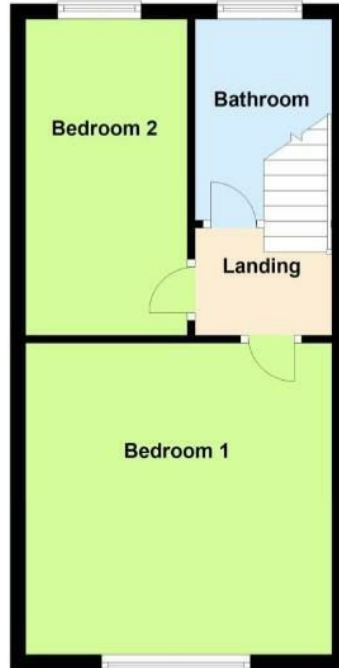




### Ground Floor



### First Floor



### Directions

### Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>90</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	