





# Buxton Road, Sutton Coldfield

£579,950 Freehold

4 bedroom detached house for sale

## Description

Immaculate 4 Bedroom detached property in the popular location of Boldmere, the property is nestled in a tranquil setting, encased by a tall laurel hedge that offers both privacy and serenity and comprises- Entrance porch, hallway, lounge, dining room, utility & wc, open plan kitchen-diner, master bedroom with En-suite, 3 more good size bedrooms, family bathroom, rear, side and front garden areas, garage and driveway, the property also benefits from central heating and double glazing.

The desirable location offers a harmonious blend of excellent transportation links such as Wylde Green Railway station, quality education, and abundant green spaces like Sutton Park and Boldmere village, making it an attractive location for families and professionals alike.

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden

## Tenure

Freehold



18 Buxton Road, Sutton Coalfield, B73 5RR  
For Guidance Only



Ground Floor



Upper Floor





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-) <b>A</b>			(92-) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		

Viewing by appointment only  
 Courtney Downing Estates Ltd - Head Office  
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,  
 Telford, Shropshire TF2 9FT  
 Tel: 07792936415 Email: [courtney@courtneydowningestates.co.uk](mailto:courtney@courtneydowningestates.co.uk) Website:

Courtney Downing  
 ESTATES