

HUNTERS[®]

HERE TO GET *you* THERE



The Fairways

Sutton Coldfield, B76 1FZ

£1,675 Per Month



Council Tax: E



25 The Fairways

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£1,675 Per Month



AGENTS NOTE

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****



Road Map



Hybrid Map



Terrain Map



Floor Plan

Conservatory
2.87m x 2.64m
(9' 5" x 8' 8")

Lounge
4.98m x 3.40m
(16' 4" x 11' 2")

Kitchen/Dining Room
4.70m x 2.90m
(15' 5" x 9' 6")

Hall

W.C.

Bedroom 2
3.40m x 2.16m
(11' 2" x 7' 1")

Bedroom 3
2.90m x 2.67m
(9' 6" x 8' 9")

Bedroom 2
3.43m x 2.69m
(11' 3" x 8' 10")

Bathroom
1.91m x 1.50m
(6' 3" x 5' 2")

Landing

En-suite
2.79m x 2.19m
(9' 2" x 7' 2")

Main Bedroom
3.96m x 3.66m
(13' 0" x 12' 0")

Storage

Ground Floor

First Floor

Second Floor

Total floor area 122.8 sq.m. (1,322 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Sutton Coldfield Lettings Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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