

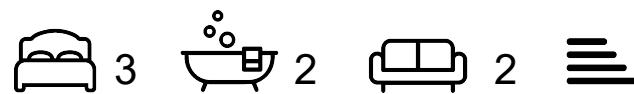
# HUNTERS®

HERE TO GET *you* THERE



**Elm Road**  
Sutton Coldfield, B76 2PQ

£1,650



Council Tax: E



# 85 Elm Road

## Sutton Coldfield, B76 2PQ

£1,650



Reception Hall

Guest Cloaks

Lounge

12'11" x 12.5 (3.94m x 3.66m.1.52m)

Dining Room

9.09 x 7.10 (2.74m.2.74m x 2.13m.3.05m)

Kitchen

13.10 x 6.09 (3.96m.3.05m x 1.83m.2.74m)

Bedroom One

10.4 x 10.3 (3.05m.1.22m x 3.05m.0.91m)

En-Suite

Bedroom Two

10.3 x 7.8 (3.05m.0.91m x 2.13m.2.44m)

Bedroom Three

8.06 x 7.05 (2.44m.1.83m x 2.13m.1.52m)

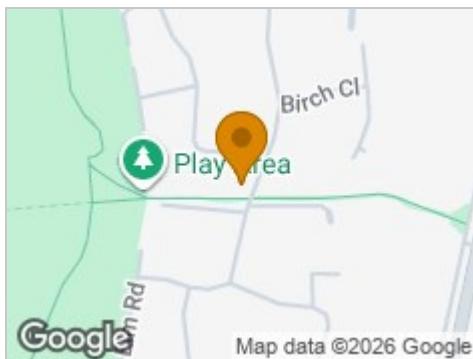
Family Bathroom

Garage

18.0 x 8.05 (5.49m.0.00m x 2.44m.1.52m)



## Road Map



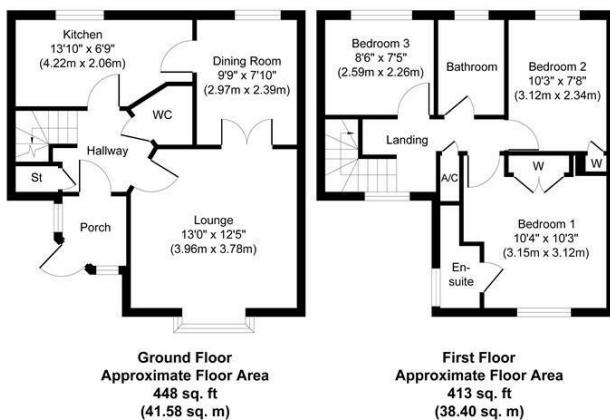
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor  
Approximate Floor Area  
448 sq. ft  
(41.58 sq. m)

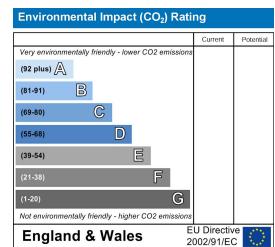
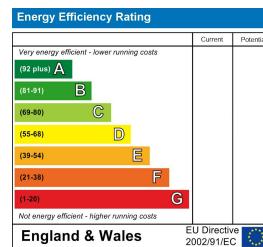
First Floor  
Approximate Floor Area  
413 sq. ft  
(38.40 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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



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.