

HUNTERS®

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23 Foresters Way, Sutton Coldfield, B75 5UF

Offers In The Region Of £450,000

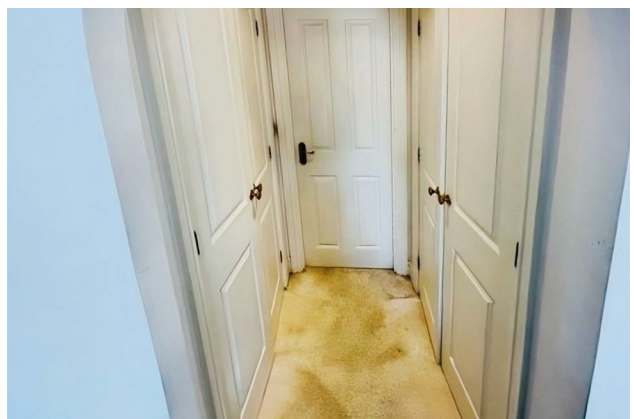
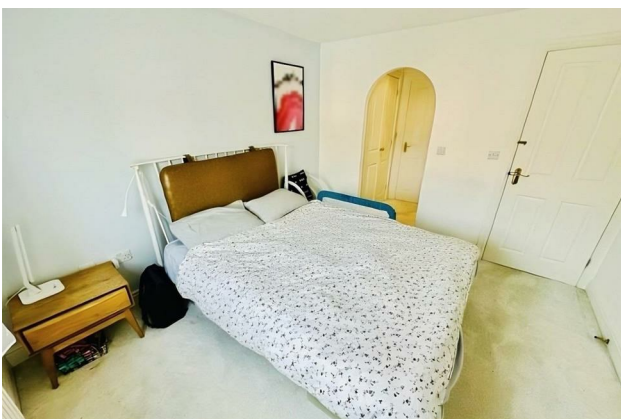
Property Images



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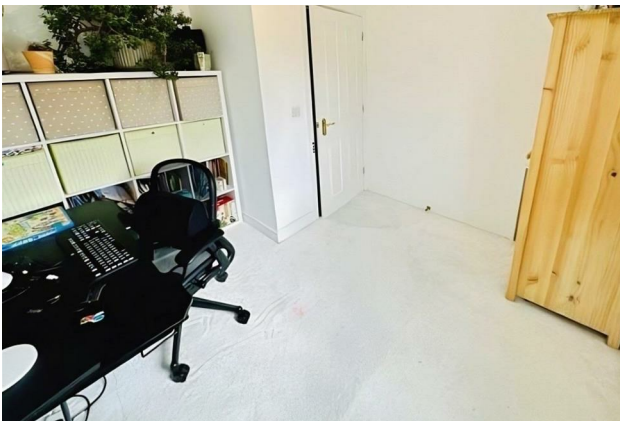
Property Images



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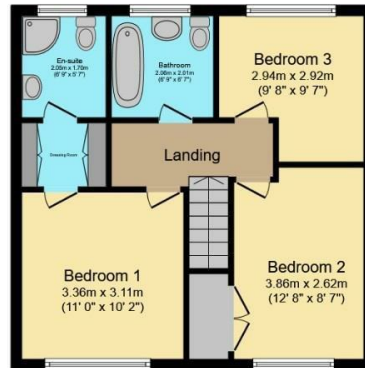
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Property Images





Ground Floor



First Floor

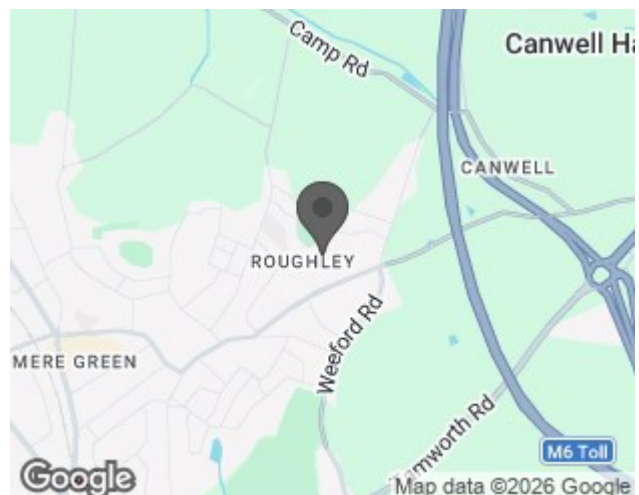
Total floor area 116.7 sq.m. (1,256 sq.ft.) approx

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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EPC

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	

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Modern Three-Bedroom Detached Family Home with Conservatory, Garage & En-Suite

This beautifully presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for families, professional couples, or those looking to upsize.

The property is entered via a welcoming porch and entrance hall, leading into an impressive open-plan lounge and dining room measuring over 24ft in length. This bright and airy living space provides ample room for both relaxing and entertaining, with French doors opening into a generous conservatory that enjoys views over the rear garden and provides an excellent additional reception area.

The modern fitted kitchen is well-appointed with a range of units, work surfaces and space for appliances, there is a dummy wall between the kitchen and lounge that can be removed to make it totally open-plan, with convenient access to the rear garden. An integral garage offers secure parking, excellent storage, or potential for conversion, subject to the necessary consents.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from a walk-in dressing room and a contemporary en-suite shower room, creating a superb private retreat. Bedrooms two and three are both generously sized and are served by a modern family bathroom fitted with a three-piece suite.

Externally, the property offers driveway parking to the front leading to the integral garage, while the enclosed rear garden provides a private outdoor space ideal for relaxing, entertaining and family life.

With an approximate total floor area of 116.7 sq.m. (1,256 sq.ft.), this stylish and spacious detached home is situated in a sought-after residential location and offers well-balanced accommodation throughout, ready for its next owners to move straight in.

Features

• Modern detached family home • Three well-proportioned bedrooms • Principal bedroom with dressing room and en-suite • Spacious 24ft lounge/dining room • Large conservatory overlooking the rear garden • Modern fitted kitchen • Contemporary family bathroom • Integral garage and driveway parking • Enclosed rear garden • Approximate total floor area: 116.7 sq.m. (1,256 sq.ft.)