

# HUNTERS®

HERE TO GET *you* THERE

63 Hollyfield Road, Sutton Coldfield, B75 7SE

Asking Price £380,000

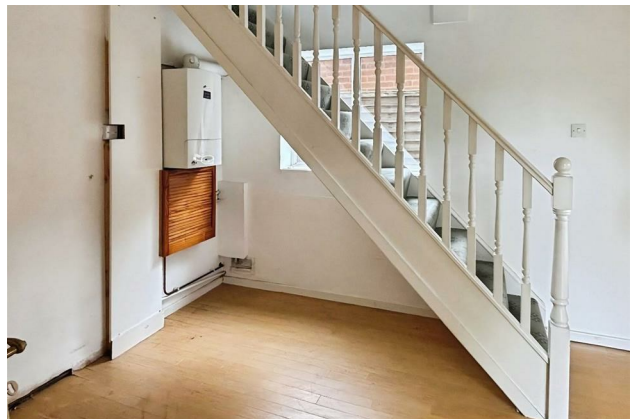
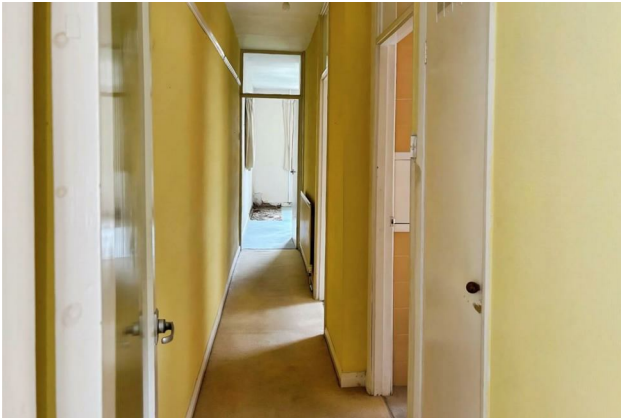
Property Images



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## Property Images



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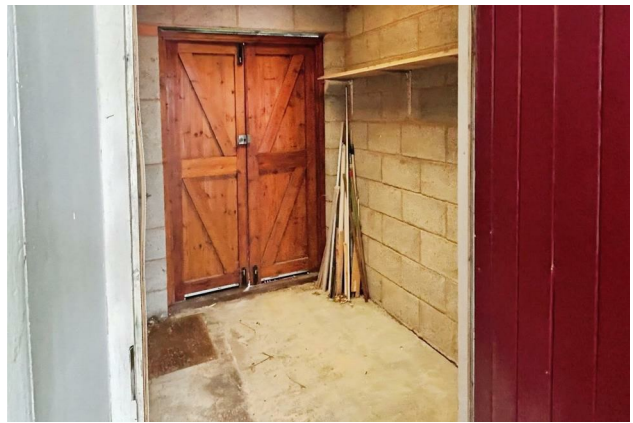
## Property Images



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## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Offered for sale with no onward chain is this spacious two-bedroom detached bungalow, occupying a pleasant plot with a well-maintained rear garden and offering excellent potential for improvement and modernisation throughout.

The ground floor accommodation comprises an entrance hallway, spacious lounge, kitchen, two double bedrooms, bathroom and separate WC. To the rear is a small conservatory overlooking the garden, whilst to the side of the property is a useful lean-to providing additional storage and access to the small garage/store.

A particular feature of the property is the converted loft, which offers highly versatile accommodation including a living room, separate kitchen, shower room and bedroom. This flexible space is ideal for multi-generational living, dependent relatives, guest accommodation or those working from home (subject to any necessary consents and purchasers satisfying themselves as to its intended use).

Externally, the property benefits from an attractive, enclosed rear garden, providing a pleasant outdoor space to enjoy.

Requiring updating throughout but offering fantastic potential, this freehold property represents an excellent opportunity for buyers looking to create a home to their own specification. Early viewing is strongly recommended.

## Features

- No Upward Chain
- Great Opportunity for Development
- Excellent Location
- Loft Conversion with Kitchen, Lounge, Bedroom and Shower Room
- Lean-to and Garage Store
- Two Bedrooms Downstairs
- Bathroom
- Conservatory
- Council Tax Band E
- EPC TBC