



HUNTERS®
HERE TO GET *you* THERE

**75 Station Road, Sutton Coldfield, B73 5JY,
£775,000**

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Superbly located, within easy access of Wylde Green railway station, shops, great local schools, bus service and Sutton's amenities, this outstanding and very spacious three-storey Victorian semi-detached simply must be viewed. Considerably improved with gas central heating, the property retains many original features, including feature fireplaces, cornice and rose ceilings and sash windows etc. In brief, the accommodation comprises;

Enclosed porch and lovely reception hall with timber and quarry tiled floor, book shelving, corner fireplace, door to side and door to cellar. Living room and separate dining room with feature fireplaces, kitchen with double oven, hob, extractor, granite tops and opening to beautiful family room/conservatory opening to garden and utility with guests cloaks off. 2 boilers service the property (boiler in the utility services just the family room, conservatory and utility).

First floor, landing having gorgeous stained glass window, 3 generous double bedrooms (all with original fireplaces), study/potential bedroom 6 with fitted wardrobes and Victorian style bathroom with separate WC. Second floor landing also has a gorgeous stained glass window, a large boxroom and two further double bedrooms with original fireplaces and a spacious shower room.

Outside, front pebbled drive providing ample parking and secluded rear garden enjoying a southerly aspect, gated side trades access and rear garage with vehicular access approached from The Boulevard (which serves just 8 properties).

Hunters Sutton Coldfield 32a Beeches Walk, Sutton Coldfield, B73 6HN | 0121 355 0555
sutton@hunters.com | www.hunters.com













Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

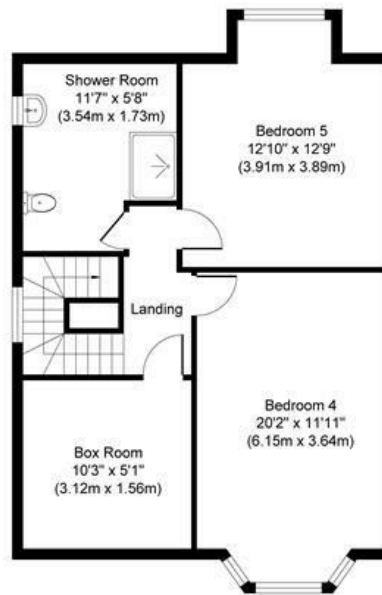
England & Wales

EU Directive
2002/91/EC

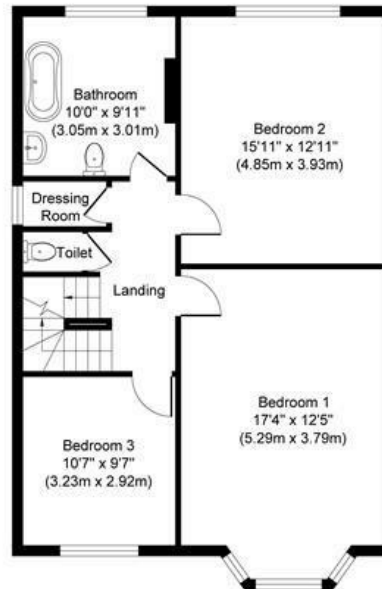




Ground Floor
Approximate Floor Area
1095 sq. ft
(101.70 sq. m)



Second Floor
Approximate Floor Area
724 sq. ft
(67.27 sq. m)



First Floor
Approximate Floor Area
771 sq. ft
(71.60 sq. m)