

# HUNTERS®

HERE TO GET *you* THERE

6 Loxley Road, Sutton Coldfield, B75 5NY

£520,000

Property Images



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## Property Images

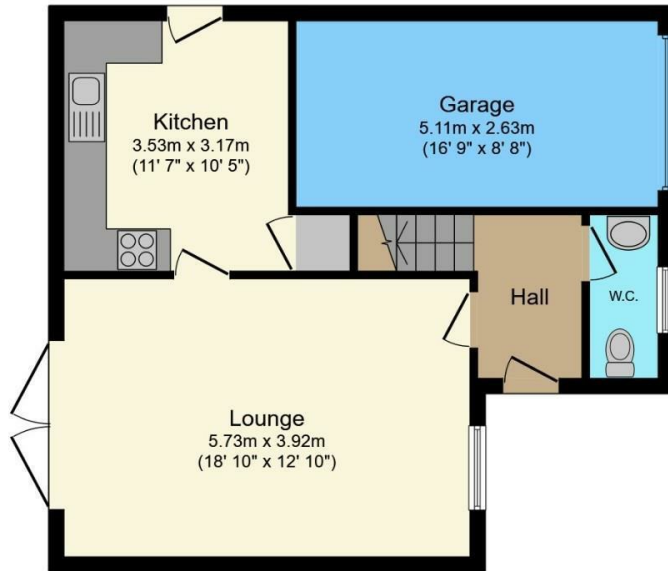


# HUNTERS<sup>®</sup>

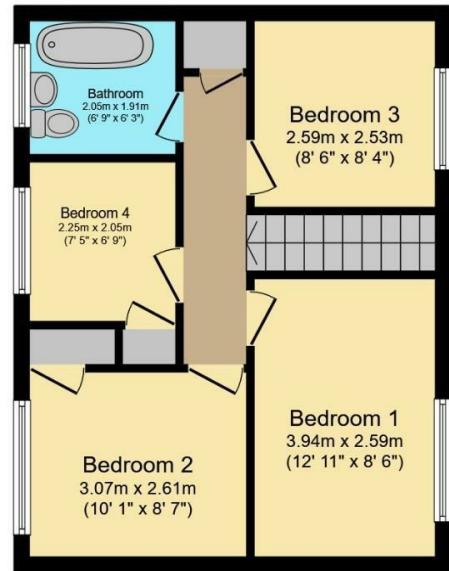
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## Property Images





**Ground Floor**



**First Floor**

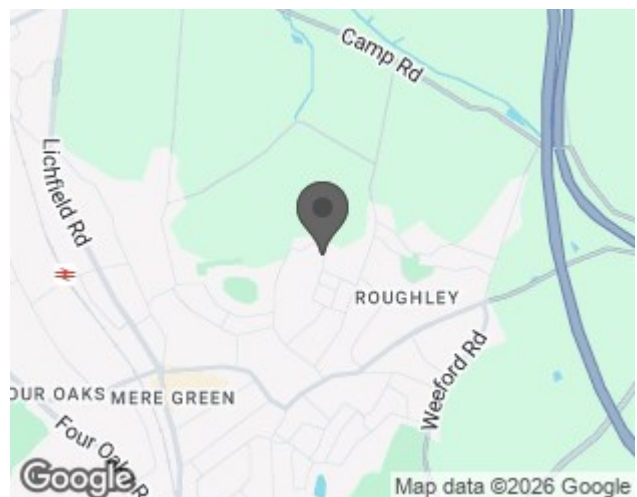
Total floor area 99.9 sq.m. (1,075 sq.ft.) approx

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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Map**



## Summary

A well-presented four-bedroom detached family home, offered for sale with no upward chain and coming to the market for the first time in over 50 years.

The property has been well maintained throughout and offers spacious accommodation, ideal for family living. The ground floor features a bright dual-aspect lounge with modern feature fireplace and pleasant views over the rear garden, along with a fitted kitchen incorporating a useful pantry and space for dining.

To the first floor, there are three double bedrooms, a single bedroom, and a family bathroom fitted with a shower over bath.

Externally, the property benefits from a beautiful driveway providing ample off-road parking, a garage, and a well-kept rear garden. Further benefits include new front and rear doors.

This home offers excellent potential for a new owner to update and personalise to their own taste.

## Features

- Four bedroom detached family home
- No upward chain
- Convenient location
- Garage and driveway
- Opportunity for renovation
- Council Tax Band E