

HUNTERS®

HERE TO GET *you* THERE

3A Manor Drive, Sutton Coldfield, B73 6ER

Asking Price £1,225,000

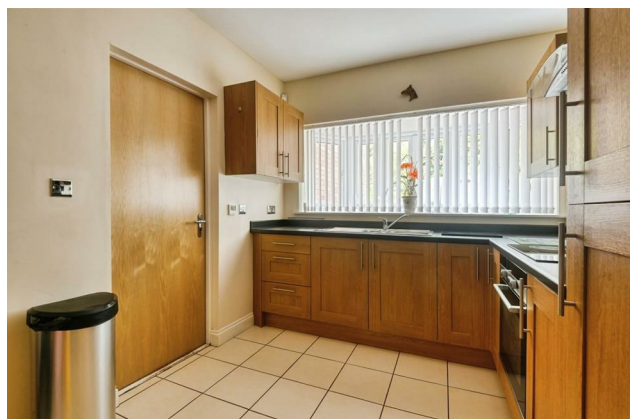
Property Images



HUNTERS[®]

HERE TO GET *you* THERE

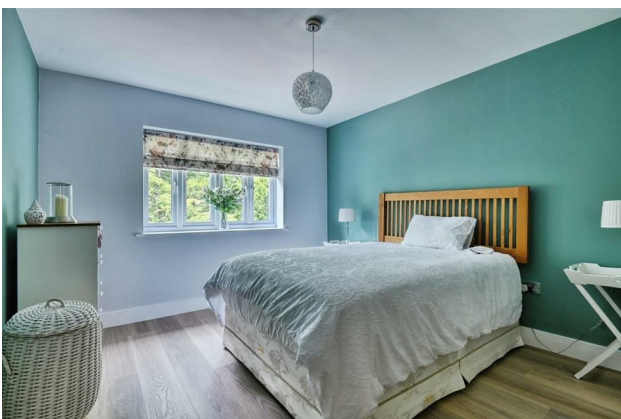
Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



HUNTERS®

HERE TO GET *you* THERE



Ground Floor



First Floor

Total floor area 278.1 sq.m. (2,994 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).
Powered by www.focalagent.com

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: 5 Bathrooms: 4 Receptions: 2 Tenure: Freehold

Summary

Occupying an exclusive and highly sought-after tucked-away position, this immaculate five-bedroom, four-bathroom detached family home offers outstanding and highly versatile accommodation, perfectly suited to modern family life and multi-generational living. Finished to an exceptional standard, this is a true turn-key property in a prime location.

The welcoming hallway leads to a spacious lounge with a feature fireplace and dual-aspect windows, filling the room with natural light. The ground floor benefits from Karndean flooring, enhancing the high-quality finish. Further accommodation includes a dedicated study, downstairs WC, and understairs storage.

The impressive kitchen is fitted with a comprehensive range of units and integrated appliances including double oven, hob, extractor, and dishwasher. Double doors open directly onto a beautifully maintained private rear garden, ideal for entertaining and family enjoyment.

A key feature of the home is the self-contained annex, offering superb flexibility with its own kitchen, bedroom, bathroom, and a sitting room that can be accessed from both the main house and annex.

To the first floor, a striking galleried landing leads to five excellent bedrooms. Bedrooms one, two, and three all benefit from stylish en-suite facilities. Bedroom three further enjoys built-in wardrobes. The principal bedroom is particularly impressive, featuring a luxurious dressing area with fitted wardrobes and built-in chest of drawers, along with a contemporary walk-in shower en-suite. Bedroom two also benefits from a shower en-suite, while bedroom three has its own walk-in shower en-suite. A beautifully appointed family bathroom with separate bath and shower completes the first floor.

Externally, the property enjoys a private, immaculate rear garden and sits within a wonderful location close to Sutton Park, local train stations, and an excellent selection of local amenities.

This excellent property simply must be viewed.

Features

• Fantastic Opportunity to Acquire a Beautiful Family Home • Annex Perfect for Multi-Generational Living • Fitted Kitchen • Study/Home Office • Downstairs W.C • Five Excellent Bedrooms • Three Ensuites and Separate Family Bathroom • Wonderfully Maintained Throughout