

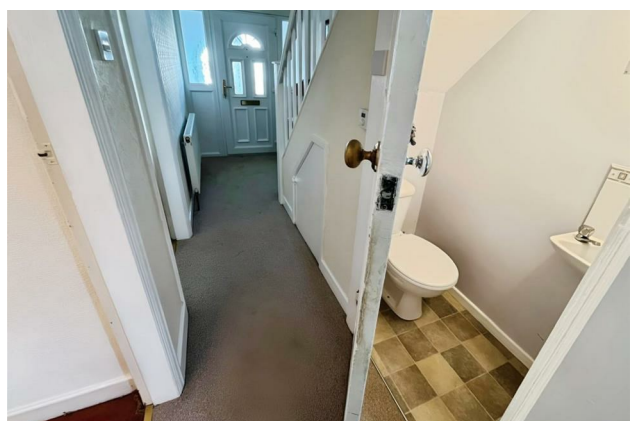
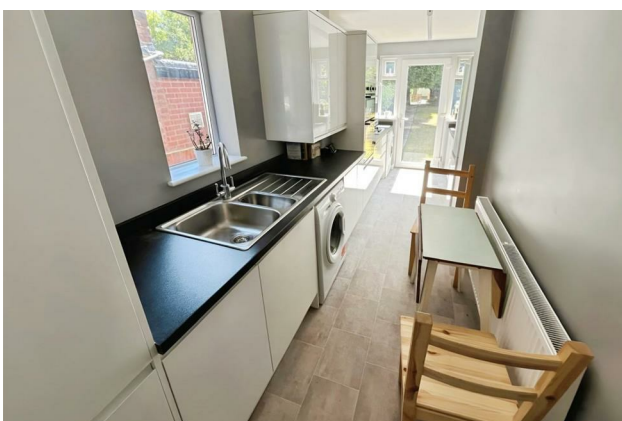
# HUNTERS®

HERE TO GET *you* THERE

39 Maple Road, Sutton Coldfield, B72 1JP

£399,950

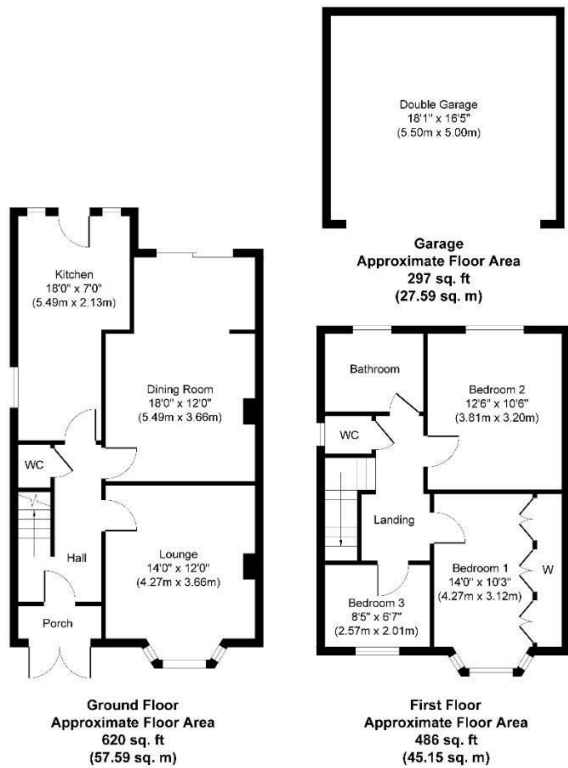
Property Images



## Property Images

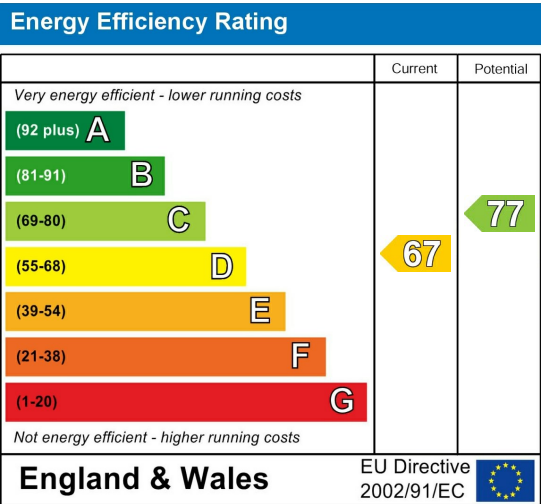


Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC



Map



## Summary

**\*\*£15,000 reduction\*\*** Superbly and very conveniently located, approached from either Coles Lane or Maney Hill Road, this spacious traditional semi detached family home is accessible for Sutton's Town centre amenities, great local schools and public transport. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, reception hall with guests cloaks, living room and extended separate dining room (both with feature fireplaces), refitted kitchen/breakfast having built in oven, hob, dishwasher and replacement Worcester gas combi boiler. 3 first floor bedrooms (bedroom one with full width wardrobes), family bathroom with shower and separate WC.

Outside, front lawn and path approach, very good sized rear garden with patio, lawn, screening trees, rear gated parking and separate detached double garage with light and power, accessed via a rear driveway.

## Features

- Lovely extended traditional semi detached • 3 bedrooms • 3 reception rooms • Bathroom and separate WC • Rear parking and double garage • Good sized rear garden • Guests cloaks • Council Tax Band C