

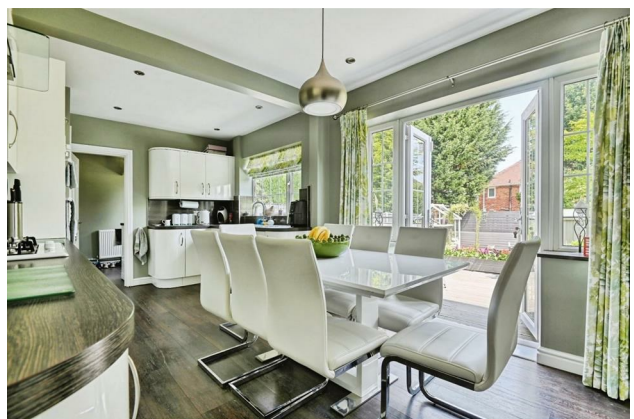
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32 Fowler Road, Sutton Coldfield, B75 7LW

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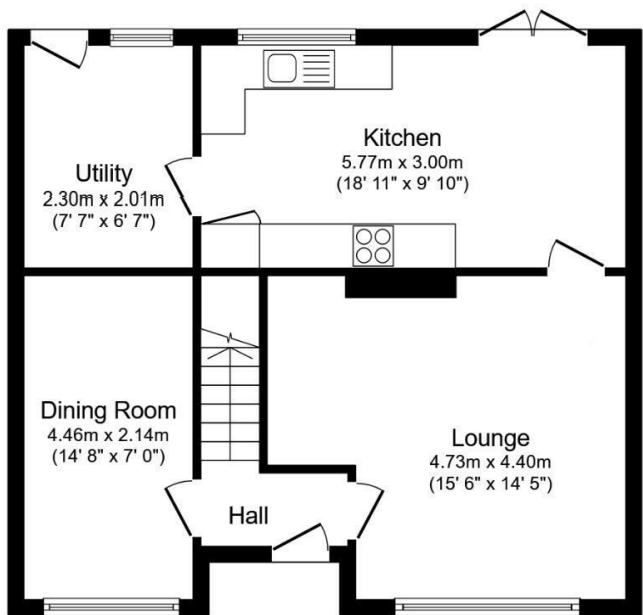


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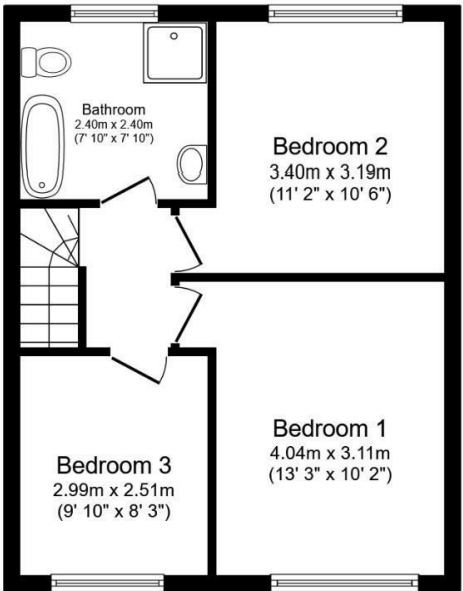
Property Images





Ground Floor

Floor area 59.7 sq.m. (642 sq.ft.)



First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

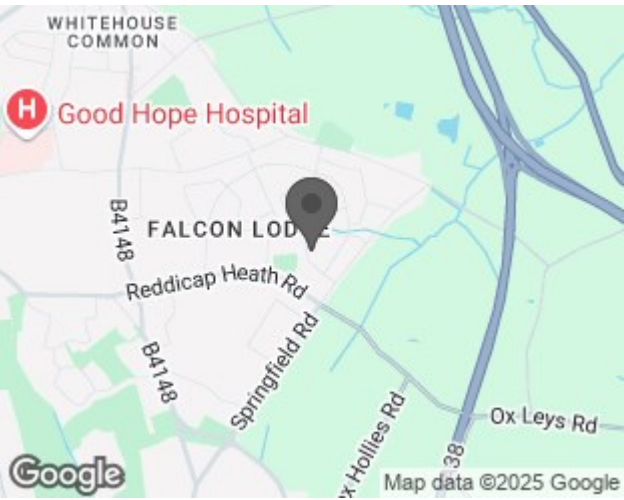
Total floor area: 103.0 sq.m. (1,108 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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		
	69	78
England & Wales		
EU Directive 2002/91/EC		

Map



Summary

Immaculately presented, extended and very well arranged, this spacious semi-detached family residence occupies a very convenient residential location, just off either Springfield Road or Churchill Road. The gas centrally heated and double glazed accommodation, which really must be viewed to be fully appreciated, briefly comprises;

Enclosed porch, reception hall with cloaks cupboard, dining room/bedroom 4, living room with feature fireplace, refitted kitchen/breakfast room with double oven, hob, extractor, fridge/freezer, dishwasher, French doors to garden and door to separate utility with double bowl sink and Baxi combi boiler.

3 excellent first floor bedrooms, bedrooms 1 and 3 with wardrobes and luxury bathroom with refitted white suite and separate shower cubicle.

Outside, beautiful rear garden with raised decking, side decking, rear patio, lawn, shrubs and fenced surround. Front garden with block edged tarmac drive providing great off road parking and electric car charging point.

Features

- Exceptional traditional semi-detached • 3 bedrooms • 2 reception rooms • Luxury kitchen/breakfast • Utility • Expensively refitted bathroom • Beautiful landscaped garden • Separate utility room • Council Tax Band B