

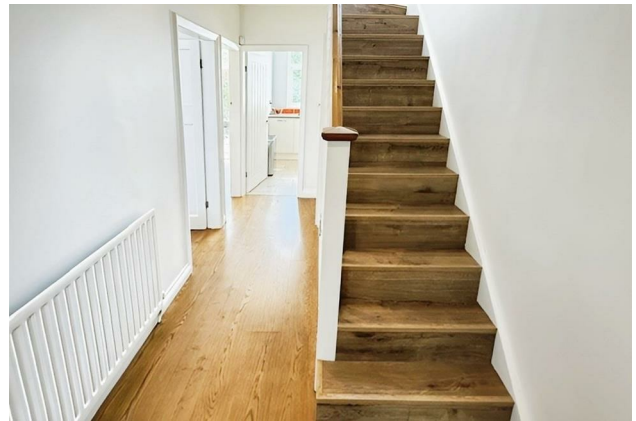
# HUNTERS®

HERE TO GET *you* THERE

38 Kinton Road, Sutton Coldfield, B73 5DN

Asking Price £475,000

Property Images



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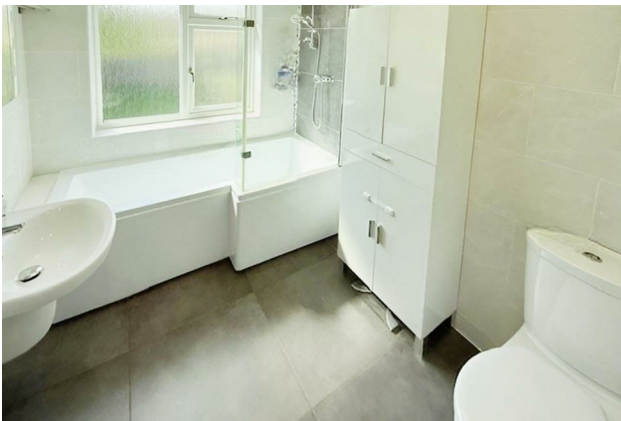
## Property Images



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## Property Images

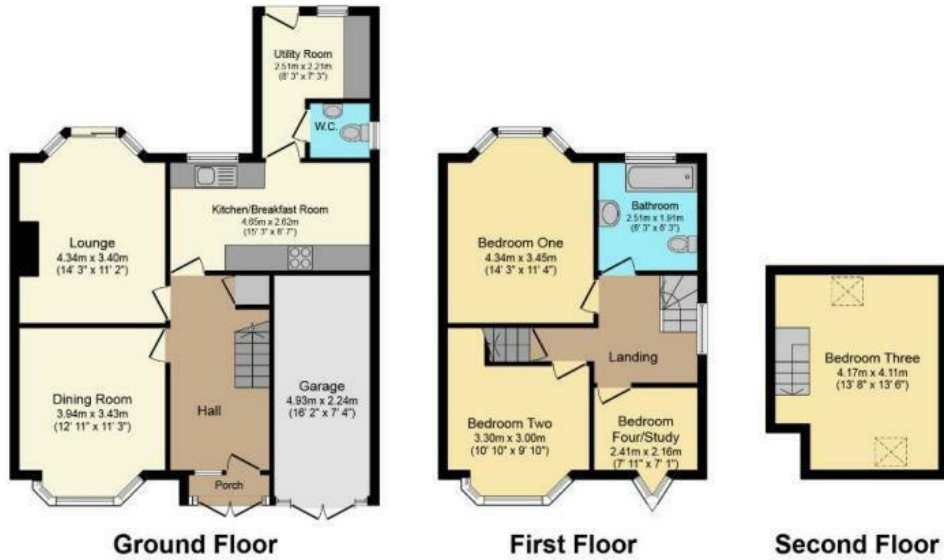


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## Property Images





## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Welcome to this beautifully presented, fully furnished semi-detached home, set across three spacious floors in the highly desirable area of Boldmere, Sutton Coldfield. Ideally suited to families, the property offers a high-spec finish throughout and is conveniently located near local amenities and picturesque parks. The property is offered with no upward chain.

Inside, the home features two inviting reception rooms, both finished with elegant wooden flooring. The front reception room is bright and airy, with large windows allowing plenty of natural light to pour in. The second reception room provides a more intimate setting, complete with a charming fireplace and lovely views overlooking the garden.

The modern kitchen is stylish and well-lit, offering ample space for dining with a dedicated breakfast area. A separate utility room and a downstairs WC enhance the practicality of the home.

Upstairs, there are three generously sized double bedrooms, including a principal bedroom with built-in wardrobes. An additional versatile room can be used as a dressing room or home office, adding flexibility and a touch of luxury.

The property also benefits from a contemporary bathroom, an EPC rating of C, and falls within Council Tax Band D.

Externally, the home continues to impress with ample off-road parking for up to four vehicles, a single garage, and a well-maintained garden featuring a BBQ area, perfect for entertaining and enjoying outdoor living.

## Features

- Beautiful four bedroom semi-detached
- NO UPWARD CHAIN
- Two reception rooms
- Well presented throughout
- Perfect for families
- Council Tax Band D
- EPC Rating C