

# HUNTERS®

HERE TO GET *you* THERE

**27 East Rise, Sutton Coldfield, B75 7TH**

**Asking Price £349,950**

**Property Images**



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

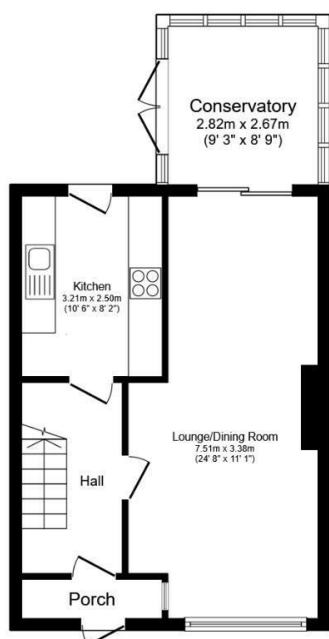


# HUNTERS®

HERE TO GET *you* THERE

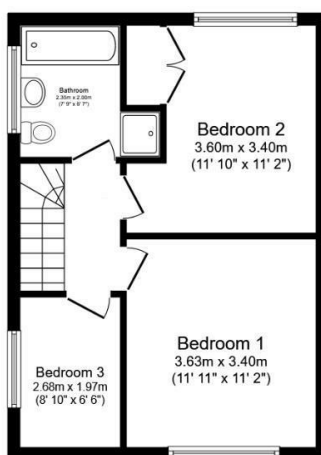
## Property Images





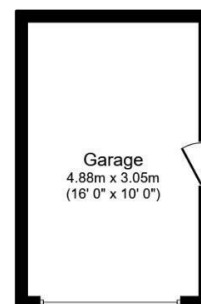
Ground Floor

Floor area 47.6 sq.m. (513 sq.ft.)



First Floor

Floor area 39.6 sq.m. (426 sq.ft.)



Garage

Floor area 14.9 sq.m. (160 sq.ft.)

Total floor area: 102.1 sq.m. (1,099 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](https://www.propertybox.io)

## EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Set in a quiet cul-de-sac and positioned well for Sutton Coldfield Town Centre, Railway Station and other local amenities, this three bedroomed semi-detached property simply must be viewed to be appreciated.

Having gas central heating and double glazing, the property briefly comprises; porch, entrance hall with stairs to first floor, lounge/dining room with stunning modern feature fireplace and sliding doors to conservatory enjoying views over rear garden, fitted kitchen with a range of fitted appliances and door stepping out to rear garden.

Upstairs, bedrooms one and two having fitted wardrobes and a third bedroom currently being used as an office. Upstairs is complete with a lovely family bathroom, having beautiful stand alone bath tub, separate shower and traditional checkerboard flooring.

Outside, driveway offering ample parking , garage and very private rear garden.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information.

## Features

- Three Bedroom Semi-Detached Residence
- Quiet Cul-de-Sac Location
- Private Rear Garden
- Close to Public Transport and Sutton Coldfield Town Centre
- Good Schools & Good Hope Hospital
- Garage
- Stunning Bathroom
- Conservatory