

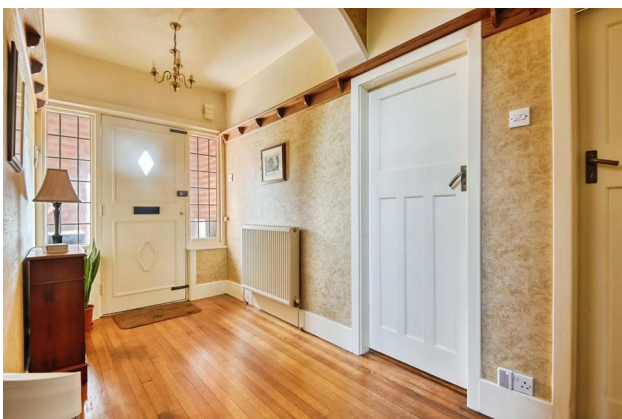
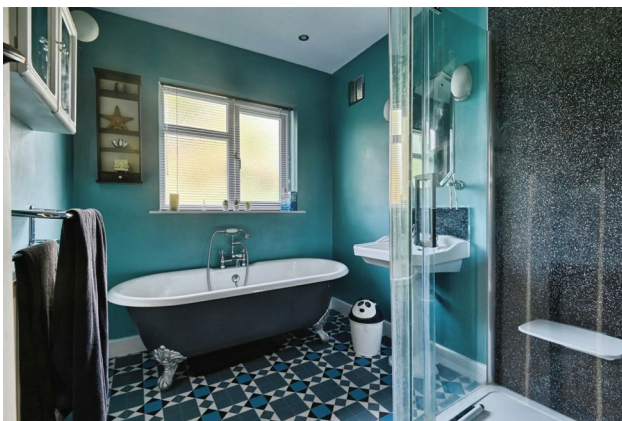
# HUNTERS®

HERE TO GET *you* THERE

26 Boulton Road, Sutton Coldfield, B72 1DW

£750,000

Property Images





# HUNTERS®

HERE TO GET *you* THERE

## Property Images





## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

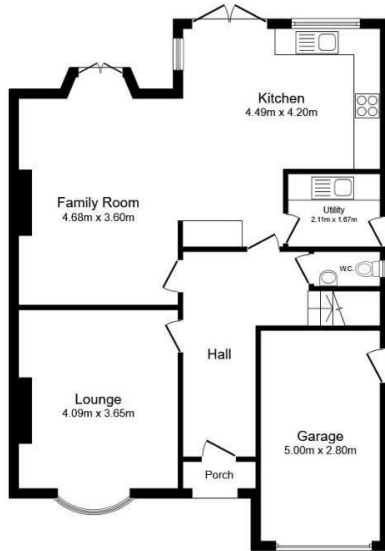
## Property Images



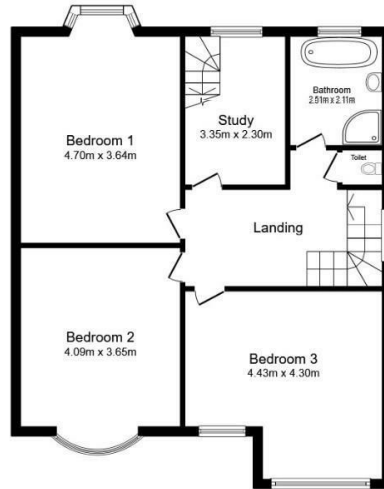


# HUNTERS®

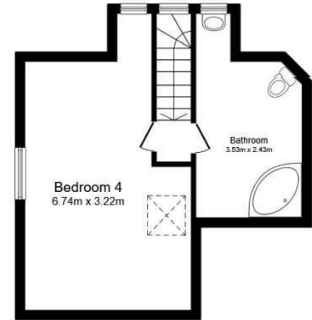
HERE TO GET *you* THERE



**Ground Floor**  
Floor area 85.1 sq.m.



**First Floor**  
Floor area 78.0 sq.m.




**Second Floor**  
Floor area 33.2 sq.m.

Total floor area: 196.2 sq.m.

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](http://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		
	48	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Map



## Summary

Originally built in 1939 and set over three floors, this substantially extended and considerably improved spacious detached family home is set wonderfully at the top of this very much sought after cul-de-sac, just off Beech Hill Road, within very easy access of Walmley Golf Club, public transport, shops and great local schools.

Retaining many characterful features with picture rails and original fireplaces, the stunning accommodation has been sympathetically modernised with gas central heating, double glazing, Original exposed timber flooring to hall and Karndean in the kitchen and family area, bathroom with a roll-top bath.

The accommodation has covered porch, spacious reception hall, guest W.C, living room with briquette fireplace, kitchen/family/dining room with Minster stone fireplace, oven, hob, extractor, dishwasher and fabulous lantern window and separate utility, three first floor double bedrooms, family bathroom, separate W.C and study area with further stairs to second floor principle bedroom with ensuite shower room.

Outside, single garage, landscaped frontage with block paved driveway providing ample off-road parking and beautiful mature rear garden with tree house, extensive lawn, patio and tree/shrub screening with side gated entrance.

## Features

- Outstanding Traditional Detached • 4 Double Bedrooms • Character Home Set Over Three Floors • Magnificent Kitchen/Family Room • Much Sought After Cul-De-Sac • Beautiful Westerly Facing Garden • Guest Cloaks, Family Bathroom and En-Suite • Council Tax Band G