

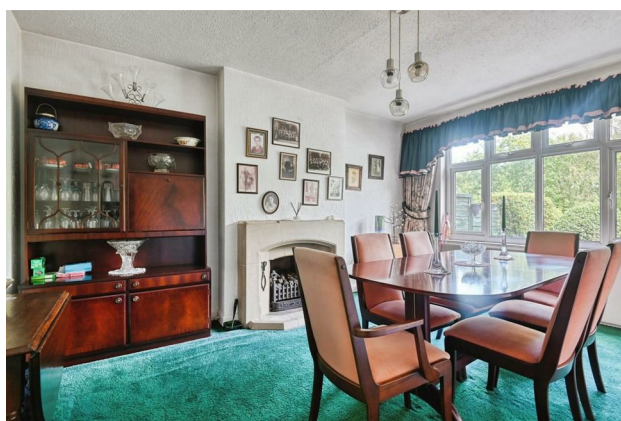
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128 East View Road, Sutton Coldfield, B72 1JA

Offers Over £595,000

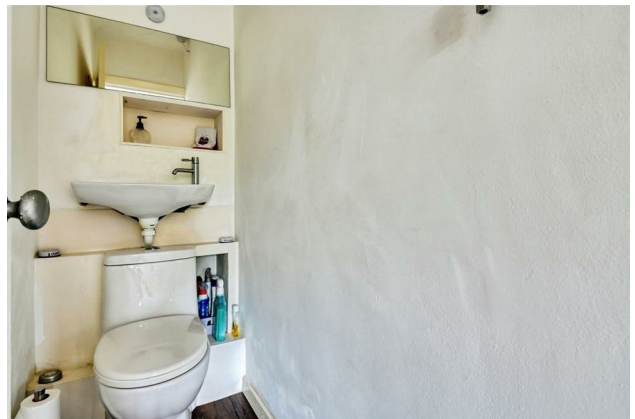
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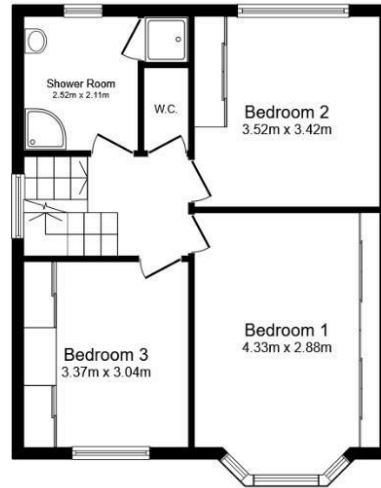


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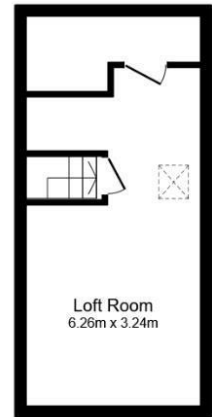
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Ground Floor
Floor area 82.9 sq.m.



First Floor
Floor area 53.1 sq.m.



Second Floor
Floor area 19.5 sq.m.

Total floor area: 155.5 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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Exceptionally well located for Sutton Coldfield and Walmley's many amenities, local schools including Plantsbrook and Bishop Walsh, this lovely extended freehold detached family home must be viewed to be fully appreciated. The gas centrally heated and double glazed accommodation, which enjoys an elevated southerly aspect, briefly comprises;

Covered porch, spacious hall with understairs store, 2 good sized reception rooms with feature fireplaces, refitted kitchen/breakfast with oven, hob, fridge, pantry store, granite work tops and breakfast bar, separate utility and downstairs office/study. 3 first floor double bedrooms with fitted wardrobes, family bathroom with separate shower and spacious hobbies/loft room. Outside, garage, good sized private rear garden enjoying a southerly aspect and front driveway providing ample off road parking with private front aspect.

Features

- Superb traditional family detached • 2 reception rooms • Bathroom with shower • Extended utility and study • Refitted kitchen/breakfast room • Useful loft/hobby room • Good sized garden • Very sought after location • Garage • Council Tax Band E