

HUNTERS®

EXCLUSIVE

60 Station Road, Sutton Coldfield, B73 5LA

Asking Price £995,000

Property Images



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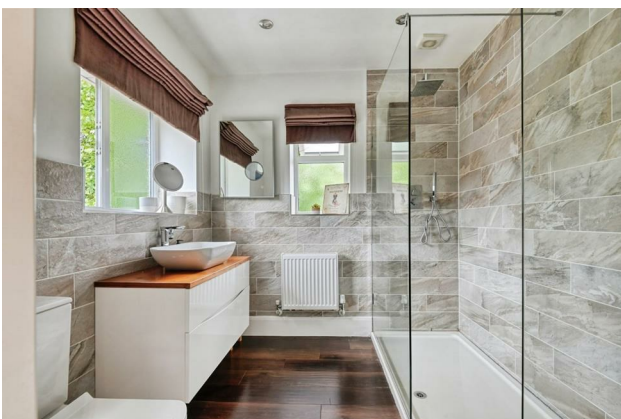
Property Images



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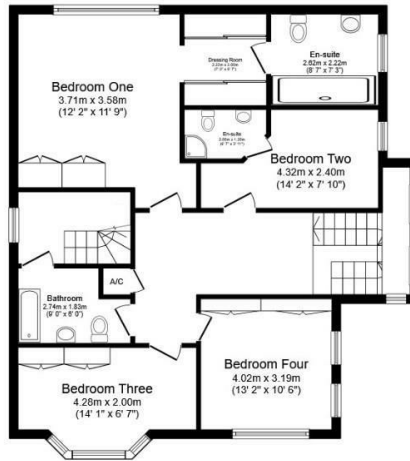
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Ground Floor

Floor area 109.3 sq.m. (1,177 sq.ft.)



First Floor

Floor area 88.1 sq.m. (948 sq.ft.)



Second Floor

Floor area 37.4 sq.m. (403 sq.ft.)

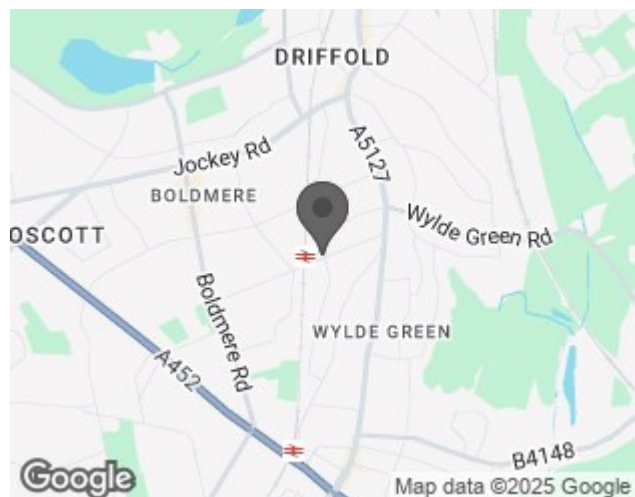
Total floor area: 234.8 sq.m. (2,528 sq.ft.)

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	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Superbly located in an outstanding location, very accessible for Wyldes Green railway station, shops, Sutton Park and great local schools, this incredibly spacious and luxuriously appointed gas centrally heated and double glazed accommodation, with the benefit of engineered wood flooring in the hallway, guest cloak and living room, briefly comprises;

Covered porch, spacious reception hall with beautiful oak and glazed staircase, cloak cupboard, guest cloak with luxury white suite, living room with bespoke book casing and bay window seat. Incredible open plan kitchen/family/dining room having a comprehensive range of units with granite tops and Smeg appliances with range oven and hood, dishwasher, bar area, family room with central double aspect wood burning stove, porcelain floor with underfloor heating, twin sets of bifolds to rear and separate utility with concealed gas central heating boiler.

First floor, four double bedrooms (all with fitted wardrobes), principle suite with dressing room and luxury ensuite, guest suite again with luxury ensuite. Family bathroom with bath and separate shower, inner landing with further oak and glazed staircase to second floor bedroom 5.

Outside, block paved driveway with electrically operated security gates, landscaped re-designed garden with outdoor kitchen area, porcelain patio, pergola, sleepers and fenced and walled surround.

Features

- Truly outstanding detached family home • 5 double bedrooms • Sumptuous 3 storey accommodation • Luxury bathroom and 2 ensembles • Magnificent open plan kitchen/family/dining room • Convenient corner location • Beautiful landscaped gardens • Council Tax Band F