

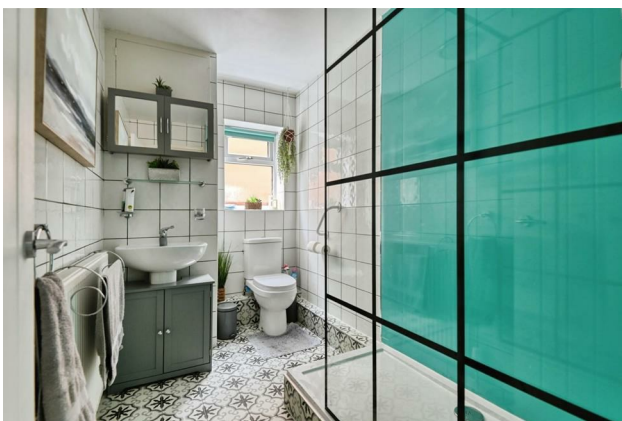
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39 Allesley Close, Sutton Coldfield, B74 2NF

£474,950

Property Images



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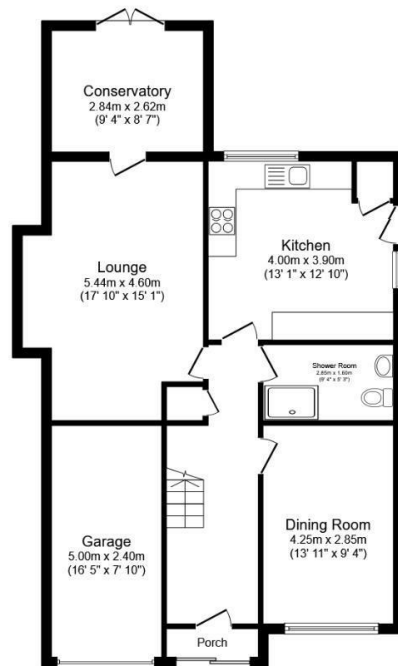
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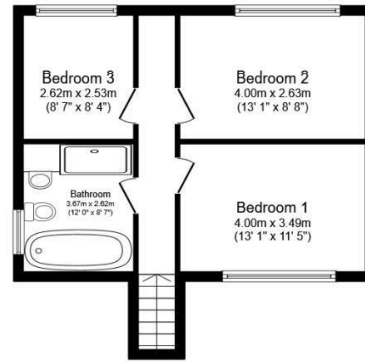
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Ground Floor

Floor area 87.3 sq.m. (939 sq.ft.)



First Floor

Floor area 41.8 sq.m. (450 sq.ft.)

Total floor area: 129.1 sq.m. (1,389 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		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Superbly and very conveniently located at the foot of this sought after cul-de-sac, approached from Boswell Road, the very spacious and indeed flexible accommodation, which has gas central heating and double glazing is ideal for families, extended families or a family with elderly relatives.

Immaculately presented throughout and within very easy access of great local schools, Sutton town centre, Sutton Coldfield Railway Station and Sutton Park, viewing internally is an absolute must.

Enclosed porch, reception hall with cloaks cupboard, living room with inglenook fireplace and opening to conservatory, bedroom four or an additional reception room, refitted shower room, kitchen/breakfast room with oven and hob and pantry store. On the first floor, there are three fabulous bedrooms all with built in wardrobes and luxury family bathroom with free standing bath and separate shower. Outside, garage, front block paved driveway providing ample off road parking and well maintained landscaped rear garden with block paved patio, lawn, shrubs and gated side access.

Features

- Beautifully Appointed Family Detached • Very Deceptively Spacious • Four Excellent Bedrooms • Two Luxury Bathrooms • Superb Living Room and Conservatory • Convenient Cul-De-Sac • Pleasant Gardens • Council Tax Band E