

# HUNTERS®

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**31 Brentnall Drive, Sutton Coldfield, B75 5BB**

**Offers Over £650,000**

**Property Images**

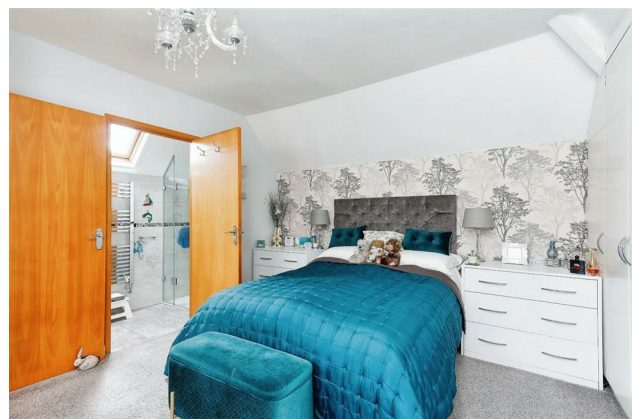




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## Property Images



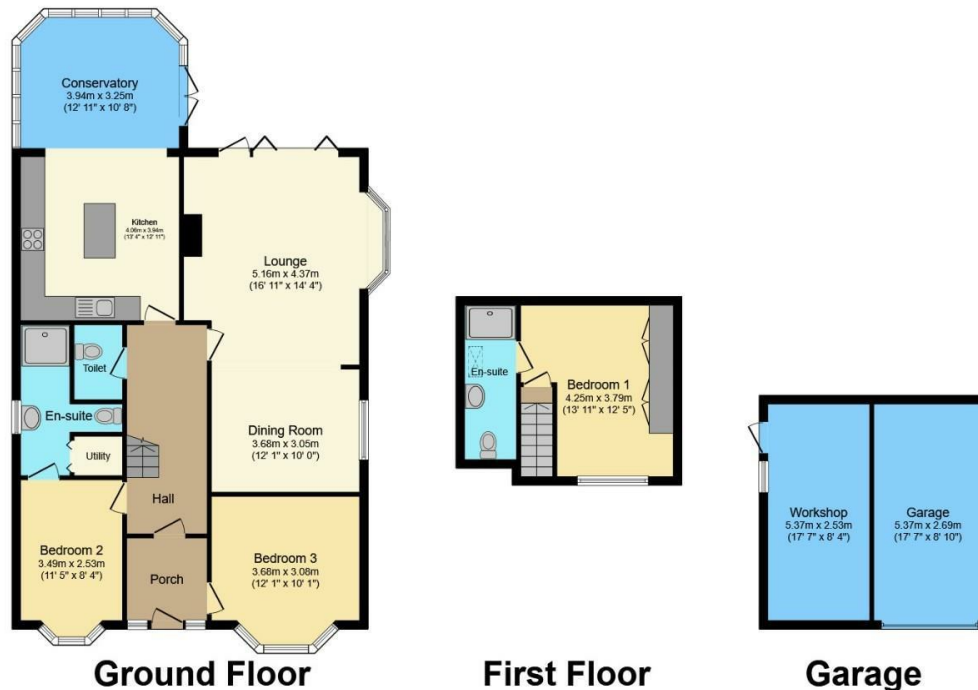
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## Property Images







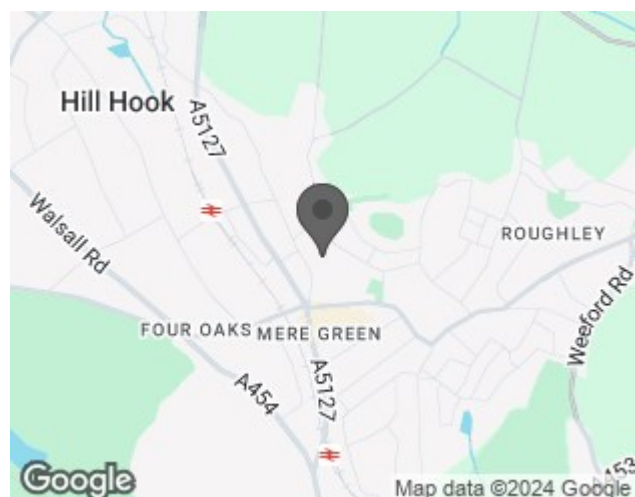
Total floor area 162.6 m<sup>2</sup> (1,750 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		<b>68</b>
	<b>48</b>	

## Map



## Details

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

## Summary

Beautifully located, approached from Hill Village Road, within very easy access of Mere Green amenities, Butlers Lane railway station and Arthur Terry School, this spacious, traditional, freehold detached dormer bungalow, occupies an imposing corner position, with the benefit of gas central heating and double glazing and simply must be viewed.

The accommodation in brief comprises; enclosed porch, spacious hall having under stairs store and guest cloaks having a refitted white suite, ground floor bedroom three having built-in wardrobes and bay window to front, bedroom two with built-in wardrobes and bay window to front, shower room ensuite having refitted white suite with double shower, cabinet WC wash basin, bidet and very useful utility housing Worcester gas fired central heating boiler. Lounge having a feature stone fireplace with gas effect and Ingelnook with two side facing windows, bifold doors opening to rear garden. Archway to separate dining room, fitted kitchen having central island and comprehensive range of fitted units, Hotpoint double oven, hob and extractor hood, washing machine, dishwasher and fridge freezer. The kitchen then opens into a lovely conservatory with doors to rear garden patio. On the first floor, staircase from landing and lead to bedroom one having built-in wardrobes, spacious under eaves storage areas and opening to refitted shower room ensuite with large walk-in shower cubicle and underfloor heating.

Outside, detached double garage having twin electrically operated up and over doors and side door access to beautiful, mature private rear garden, enjoying a south-west aspect, with patio, lawn, well stocked trees and shrubs, stone steps to double garage pass and gated side entrance with block paved and tarmac driveway, providing ample parking for numerous vehicles.

This quite superb residence must be viewed to be fully appreciated.

## Features

• Superb traditional detached dormer bungalow • Three excellent bedrooms • Two reception rooms • Excellent fitted kitchen • Conservatory • Beautiful corner gardens, enjoying a south west aspect • Double garage • Immaculately presented throughout • Must be viewed