

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beaton Road

Sutton Coldfield, B74 4RU

£395,000



Council Tax:



# 15 Beaton Road

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## FULLY ENCLOSED PORCH

Obscure glazed door leading to:

## RECEPTION HALL

Obscure window to side, radiator and cloaks cupboard.

## SPACIOUS LOUNGE

18'3 x 14'0 (5.56m x 4.27m)

UPVC double glazed window to side and rear with further double glazed French door to rear garden, coal effect living flame gas fire set in a marble hearth and double radiator.

## DINING ROOM

13'6 x 7'8 (4.11m x 2.34m)

UPVC double glazed windows to front and side and radiator.

## FITTED KITCHEN

13.1 x 10'0 (3.96m.0.30m x 3.05m)

UPVC double glazed window to side and rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of high gloss cream wall and base units including draw, oven with separate grill, fitted hob, recess for dishwasher, space for fridge freezer and radiator.

## SIDE PASSAGE

UPVC door to front, door to garage to the rear opening to:

## UTILITY ROOM

10'10 x 7'0 (3.30m x 2.13m)

UPVC double glazed window to rear together with half UPVC double glazed door to side, rolled edge

worksurfaces having recesses beneath for washing machine, dryer and freezer with hand wash basin.

## BEDROOM ONE

13'6 x 13'0 (4.11m x 3.96m)

UPVC double glazed windows to front and side with radiator.

## BEDROOM TWO

10'0 x 8'10 (3.05m x 2.69m)

UPVC double glazed window to side with radiator.

## BATHROOM

Obscure window to side, bath having shower over, hand wash basin, tiled splashbacks and linen cupboard.

## SEPARATE W/C

Obscure window to side, low flushing W/C and radiator.

## SIDE GARAGE

Obscure window to side and electric garage door.



**\*\*REDUCED BY £15,000\*\***

This deceptively spacious, freehold, detached bungalow is set in a central, convenient location, backing onto Butlers Lane train station. The extended gas centrally heated and double glazed accommodation is also very handy for Mere Green, Arthur Terry School and local bus services.



## Road Map



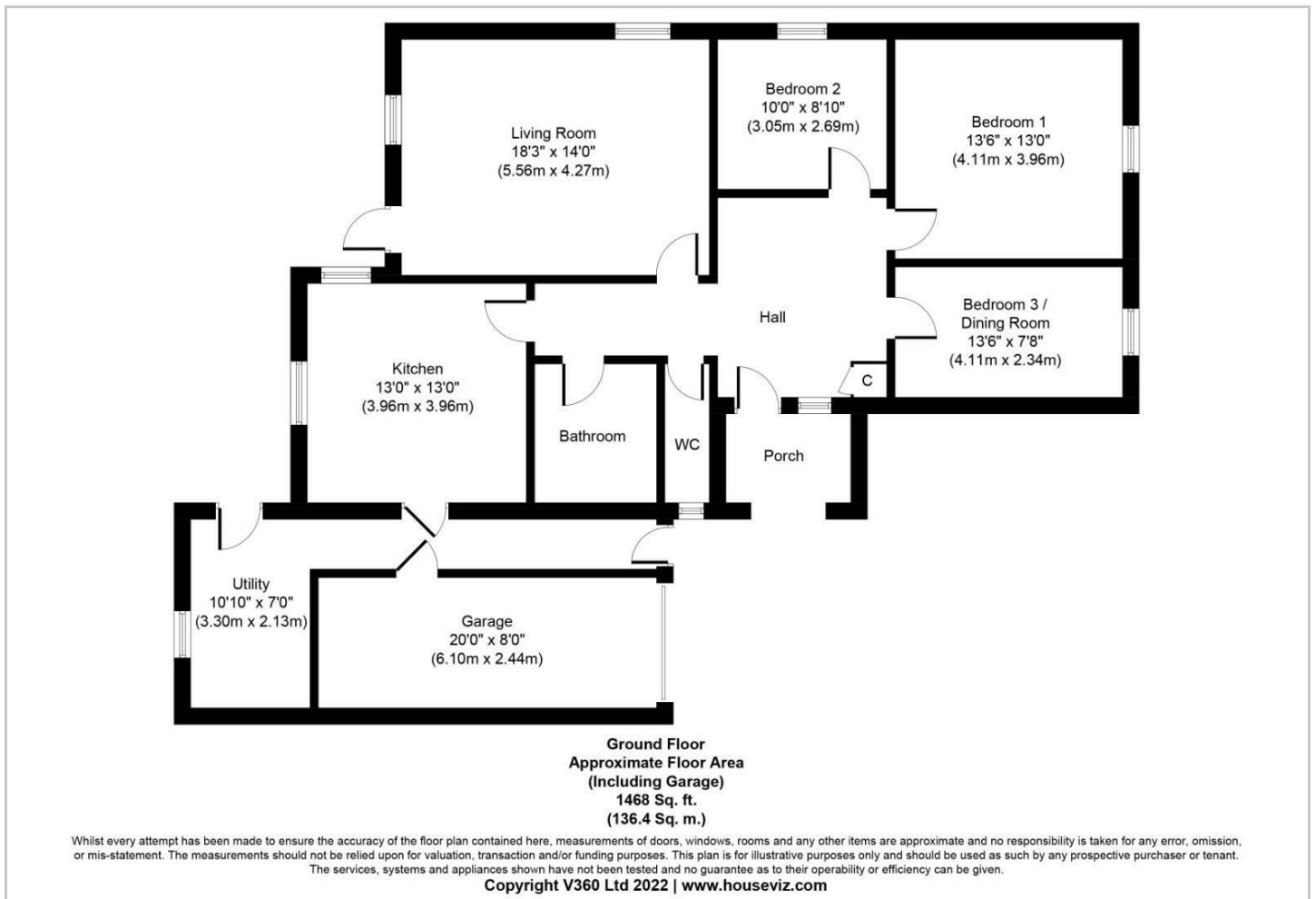
## Hybrid Map



## Terrain Map



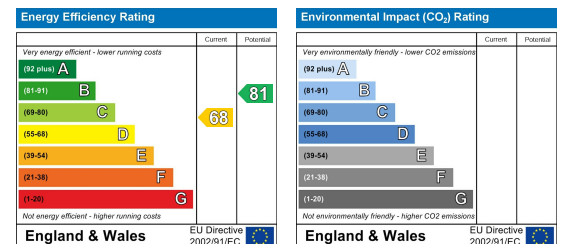
## Floor Plan



## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.