

## Aulton Road, Sutton Coldfield, B75 5PY

- Semi-detached dormer bungalow
- Spacious 'L' shaped living/dining room
- Family bathroom and separate shower room
- Pleasant private garden
- No upward chain
- 3 double bedrooms
- Fitted kitchen/breakfast
- Garage
- Sought after and convenient location
- Council Tax Band E

**£395,000**



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## DESCRIPTION

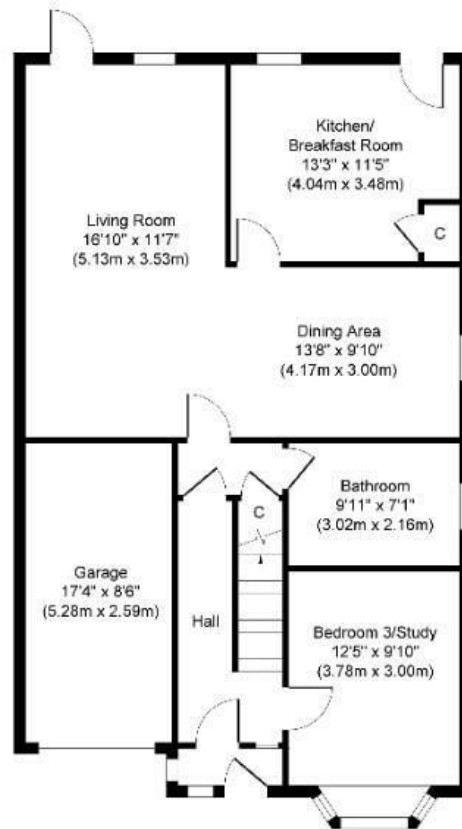
Offered with no upward chain, gas central heating and double glazing, this very spacious arranged freehold semi detached dormer bungalow is situated just off either Weeford Road or Slade Road, within easy access of Four Oaks and Sutton Coldfield amenities. The accommodation really must be viewed to be fully appreciated, briefly comprising;

Enclosed porch, spacious hall with understairs cupboard, bedroom 3, bathroom with white suite, living room and dining area with laminate floor, wide window incorporating French door to garden, kitchen/breakfast room having a range of units and Vaillant gas combi boiler.

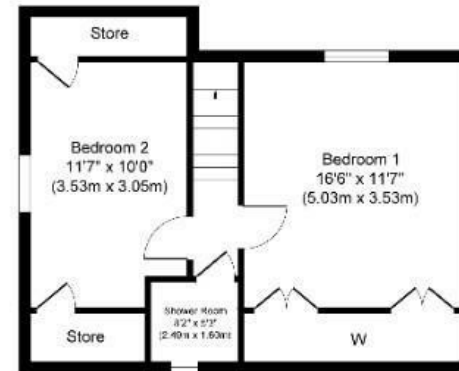
First floor, landing having hatch with ladder to loft with electric light, 2 double bedrooms with wardrobes and under-eaves storage, shower room with white suite.

Outside, garage having up and over door, front garden with screening shrubs, driveway for 2 cars and steps to porch. Good sized rear garden having lawn, shrubs, fenced surround, decking and gated side access.





**Ground Floor**  
**Approximate Floor Area**  
**1,038 sq. ft**  
**(96.43 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**460 sq. ft**  
**(42.73 sq. m)**



### Viewings

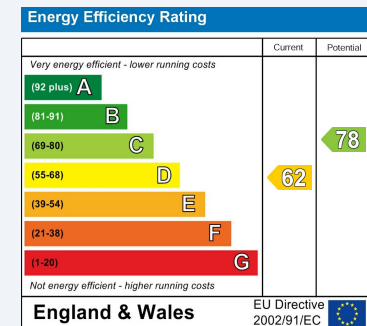
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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