

# HUNTERS®

HERE TO GET *you* THERE

**32 Beacon Road, Sutton Coldfield, B73 5ST**

**£545,000**

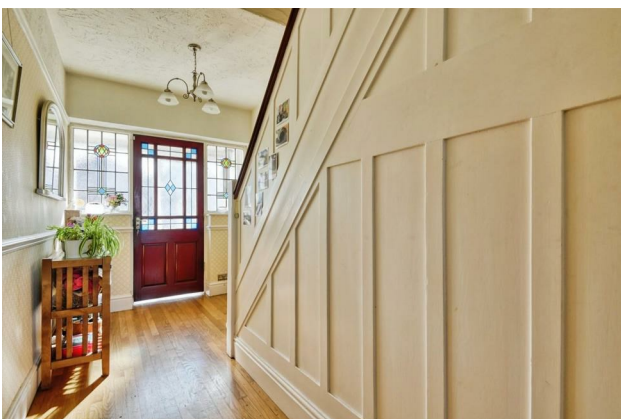
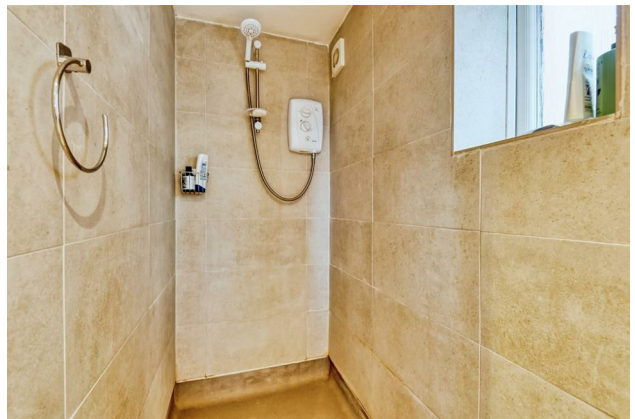
**Property Images**



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## Property Images



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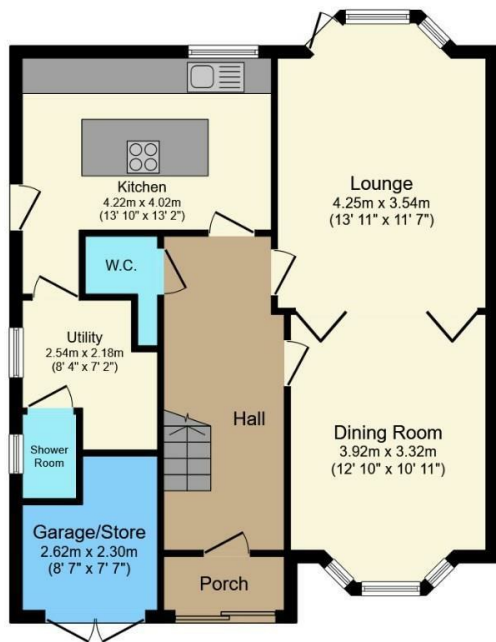
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## Property Images

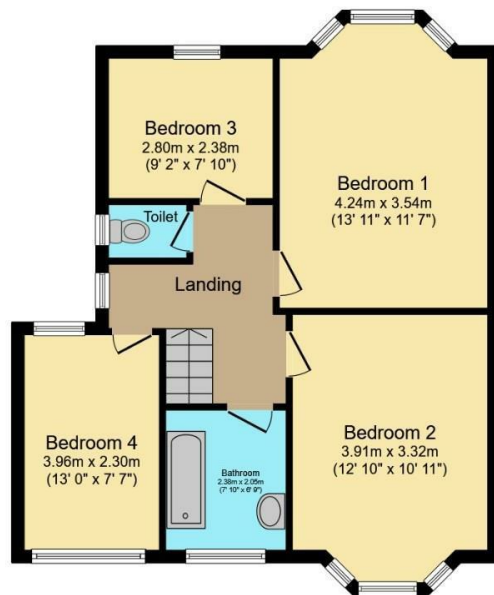


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**Ground Floor**




**First Floor**

Total floor area 133.1 m<sup>2</sup> (1,433 sq.ft.) approx

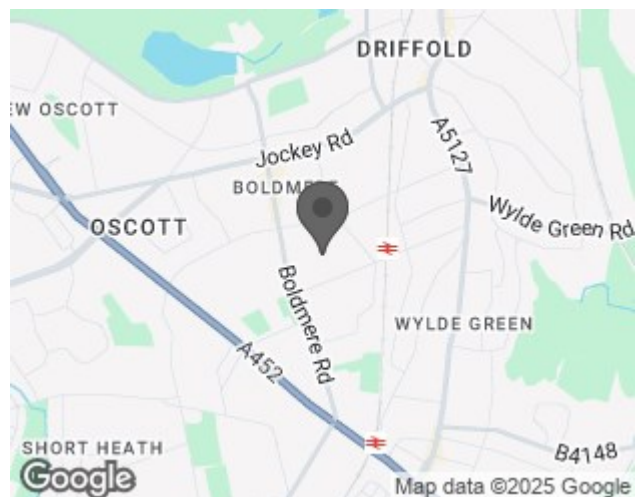
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 	

## Map



## Summary

This wonderful family detached is superbly located, approached from either Boldmere Road or Western Road, within very easy access of Boldmere village, Sutton Park and Wylde Green railway station, as well as great local schools. The gas centrally heated and double glazed accommodation, standing behind a deep block paved driveway, briefly comprises;

Enclosed porch, spacious hall with guests cloaks, lounge with feature fireplace, separate dining room, fabulous refitted kitchen/breakfast with granite tops, central breakfast bar, double oven, hob, extractor, microwave, dishwasher, fridge and instant hot tap. Utility, shower room and guests cloaks.

First floor, four bedrooms, bedroom 1 with fitted wardrobes and family bathroom with separate WC.

Outside, garage, store and good sized mature rear garden.

## Features

- Traditional family detached • 4 bedrooms • 2 reception rooms • Lovely extended refitted kitchen/breakfast • Bathroom and shower room • Guests cloaks and utility • Sought after location • Council Tax Band E