



38 Fairfax Road, Sutton Coldfield

- Beautiful Three Bedroom Semi-Detached Property
- Meticulously Designed by the Current Owner
 - Driveway with Ample Parking
 - Council Tax Band C
 - EPC Rating F
- Refitted Kitchen/Diner
- Three Double Bedrooms
- Close Proximity to Good Schools
 - Freehold

Offers Around £300,000

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This beautifully arranged, thoughtfully decorated and well maintained three double bedroomed semi-detached property occupies a convenient location, good for school catchment and local bus routes. The property which has been completely renovated by the current owner simply must be viewed internally to appreciate the meticulous craftsmanship on offer.



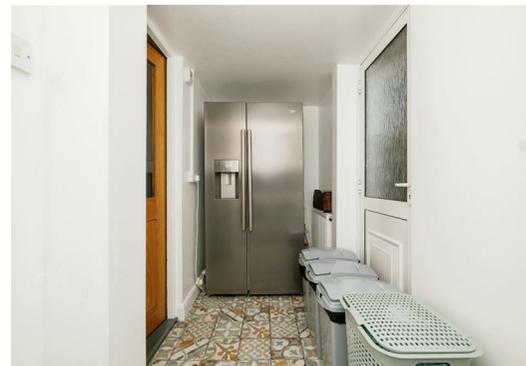
The property which benefits from gas central heating and double glazing, briefly comprises; entrance hall with double storage cupboards and stairs to first floor, living room with feature wall and a log burner, kitchen/diner with oven, induction hob and extractor, an array of cupboard space and a pantry, utility with space for washing machine, tumble dryer and fridge freezer and gas combination boiler tucked away.

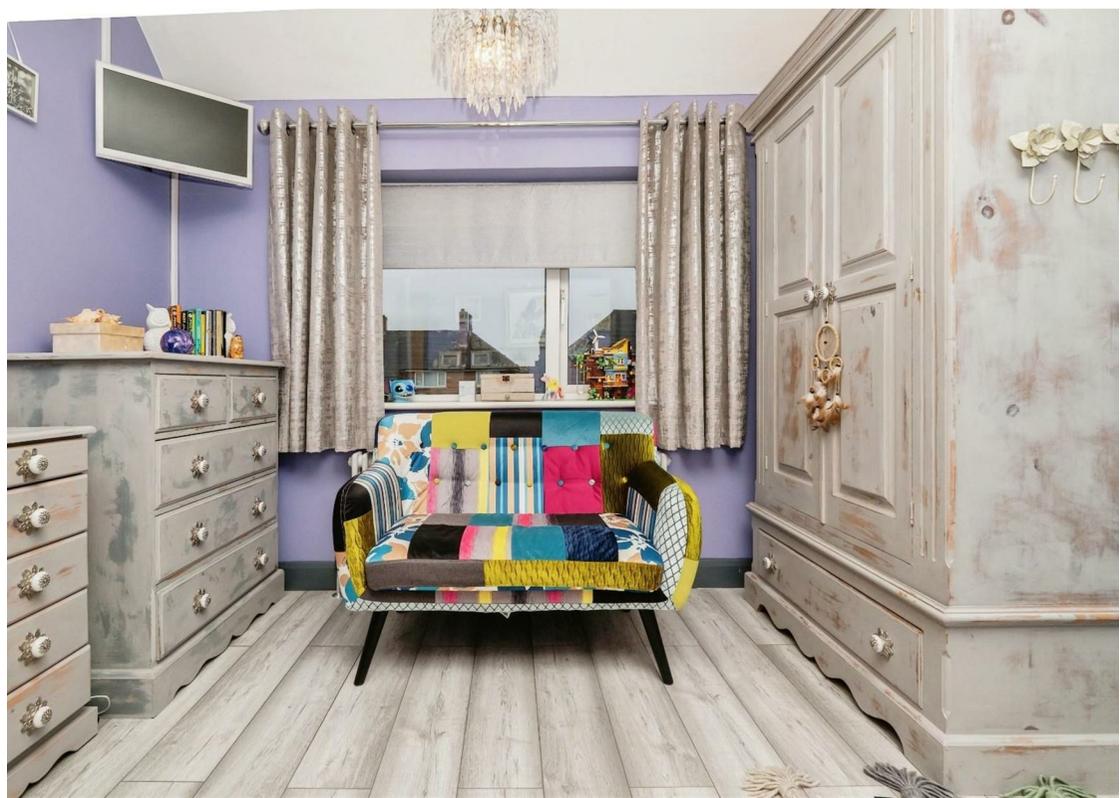


Upstairs, three beautifully decorated double bedrooms and bathroom with electric shower over bath and airing cupboard.



Outside, private garden with patio area and lawn and to the front of the property a driveway providing ample off road parking and a well kept front lawn bordered with railway sleepers.







Ground Floor



First Floor

Total floor area 96.4 m² (1,037 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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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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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