

# HUNTERS®

HERE TO GET *you* THERE



**Yew Tree Road**  
Sutton Coldfield, B73 5HN

£1,200



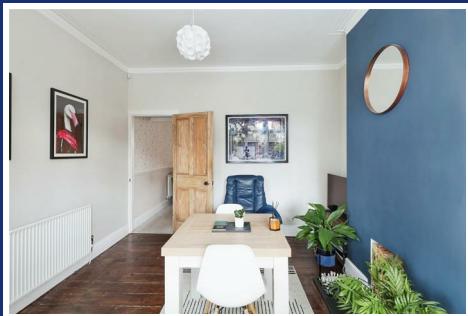
Council Tax: B



# 7 Yew Tree Road

Sutton Coldfield, B73 5HN

£1,200



## DINING ROOM

14 x 11'5 (4.27m x 3.48m)

## LOUNGE

12'5 x 11'6 (3.78m x 3.51m)

## KITCHEN

14'1 x 6'7 (4.29m x 2.01m)

## BEDROOM ONE

12'5 x 11'7 (3.78m x 3.53m)

## ENSUITE

12'10 x 6'7 (3.91m x 2.01m)

## BEDROOM TWO

11'6 x 11'5 (3.51m x 3.48m)



## Road Map



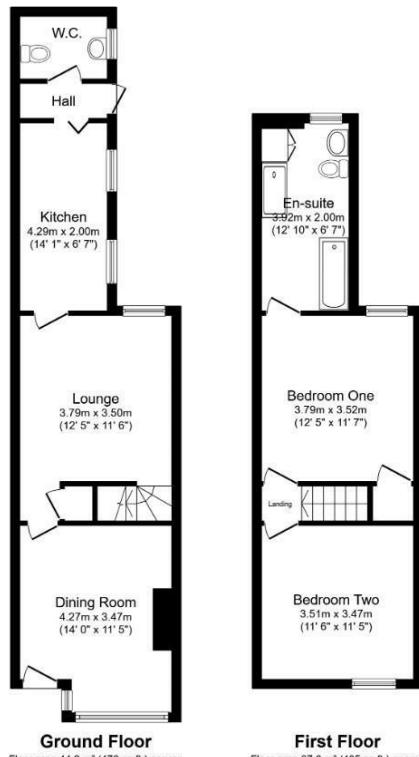
## Hybrid Map



## Terrain Map



## Floor Plan



Floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx      Floor area 37.6 m<sup>2</sup> (405 sq.ft.) approx

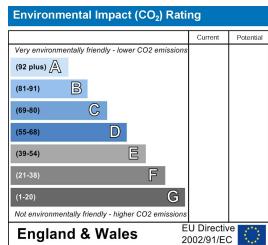
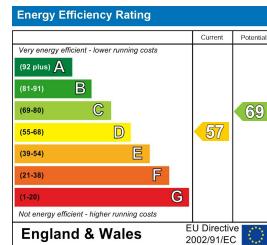
Total floor area 81.8 m<sup>2</sup> (880 sq.ft.) approx

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). Powered by [www.localagent.com](http://www.localagent.com)

## 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.