



## 21 Bakers Lane, Sutton Coldfield

- No Upward Chain
- Deceptively Spacious Four Bedroom Semi Detached Family Home
- Positioned Opposite The 2400 Acre Sutton Park
- Open Plan Kitchen/Dining Area
- Utility Area With Wine Cellar
- Large Rear Garden
- Intergal Single Garage
- Driveway For Multiple Vehicles

**£450,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters are pleased to market this deceptively spacious, extended four bedroom semi detached family home, which simply must be viewed to fully appreciate. Positioned opposite the 2400-acre Sutton Park, the gas central heated and double-glazed accommodation briefly comprises;

A large entrance hallway with stairs to first floor, a good size lounge with feature fireplace and bay window to front aspect, the rear of the property boasts a large open plan kitchen dining area, perfect for entertaining, a separate utility come wine cellar with internal access to a single garage. The kitchen also offers fantastic views of the extensive rear garden.

The first floor provides three good size bedrooms and a family bathroom with separate bath and shower.

The second floor has been converted into a large double bedroom with the added benefit of eves storage space.

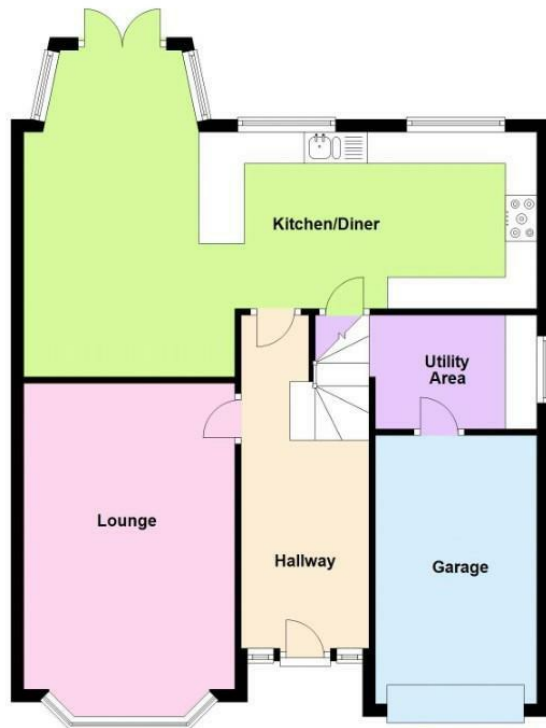
The rear garden offers a wealth of space with a paved patio area with pergola shelter, outside w/c and pizza oven perfect for entertaining family and friends. Stepping up on to a superb lawn garden which is fully enclosed with a private outlook.

The front aspect provides a block paved driveway with parking for two/three vehicles.

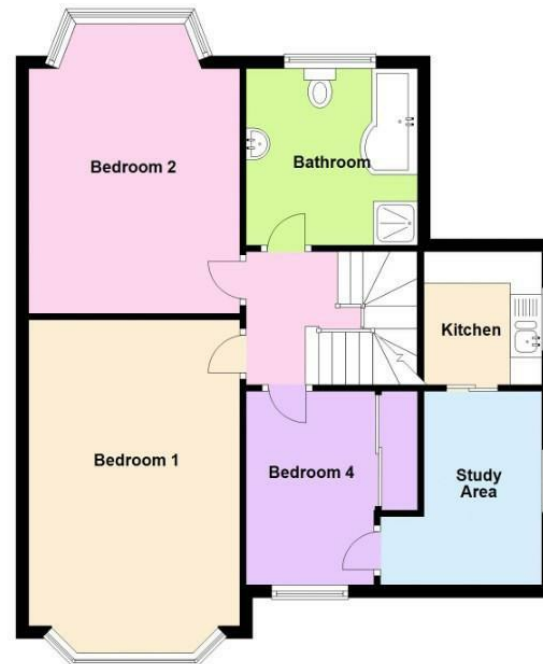




Ground Floor



First Floor




Second Floor



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 	

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

### 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.



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