



7 Whitehouse Common Road, Sutton Coldfield

- NO UPWARD CHAIN
- Stunning Kitchen, Diner/ Family Room
- Downstairs Cloakroom
- Three Good Size Bedrooms
- Spacious Garden
- Beautifully Presented, Extended Semi Detached Family Home
- Separate Utility Room
- Lounge
- Family Bathroom
- Off Road Parking for Multiple Vehicles

Offers Over £430,000

HUNTERS®
HERE TO GET *you* THERE

7 Whitehouse Common Road, Sutton Coldfield

DESCRIPTION

****NO UPWARD CHAIN**** Hunters are pleased to market this truly stunning three bedroom semi detached family residence, which simply must be viewed to fully appreciate not only spacious accommodation on offer, but also the high specifications the current Vendors have achieved. The property is located close to local schools, transport link, doctors and amenities.

This immaculate accommodation comprises, entrance hallway with stairs to first floor and useful under stairs storage

A modern lounge with window shutters to the front aspect.

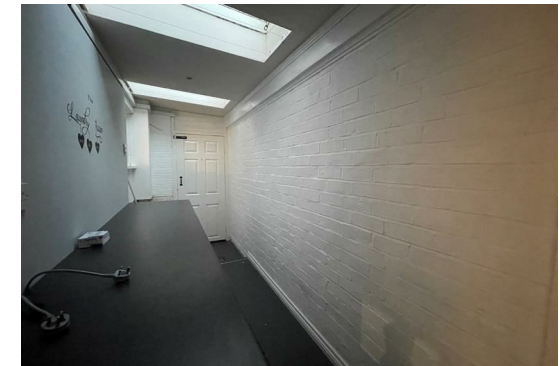
Off of the entrance hallway you are greeted with a beautiful large kitchen, diner/ family room with feature island unit, a modern fully fitted kitchen, with Belfast sink and contemporary under cupboard lighting and UPVC double glazed byfold doors leading to the rear garden.

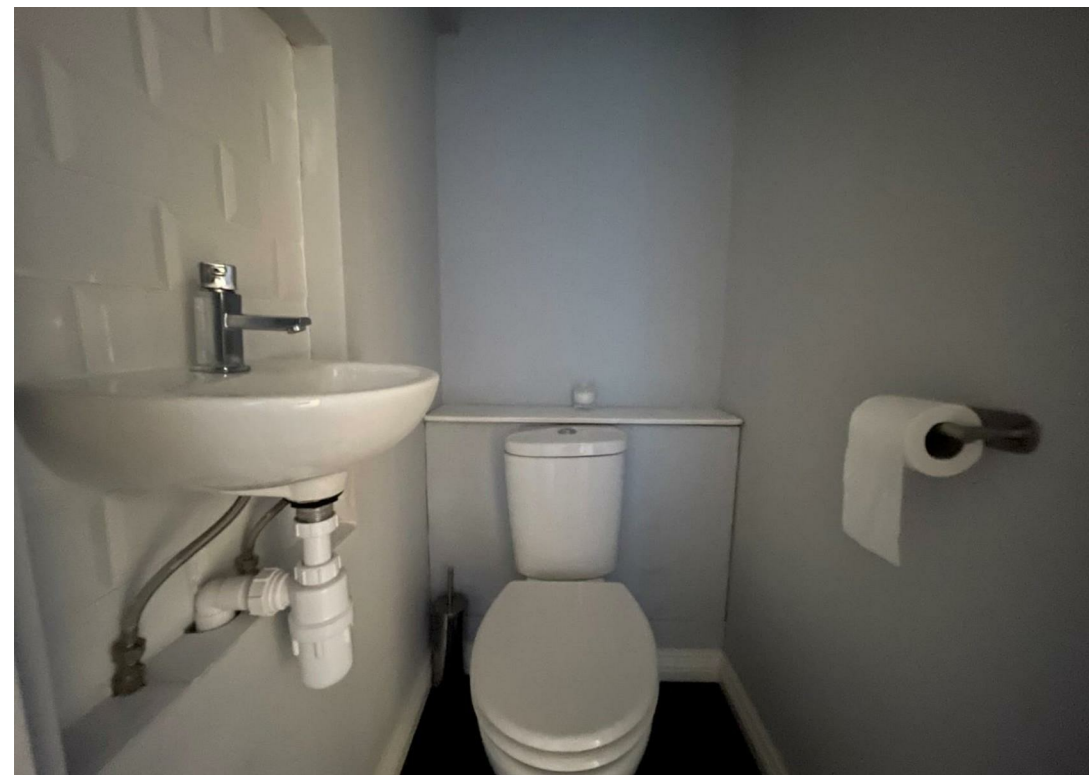
There is a separate utility room with space for appliances and access to integral garage, along with a downstairs cloakroom and access to the rear garden.

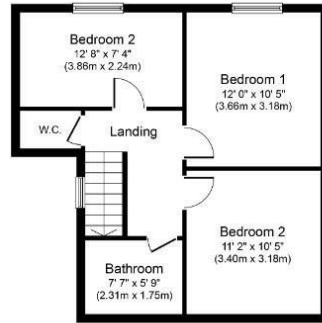
The second floor benefits from three good size bedrooms, a family bathroom with roll top bath and fitted white suite.

The private rear garden is fully enclosed, with a large patio area perfect for entertaining.

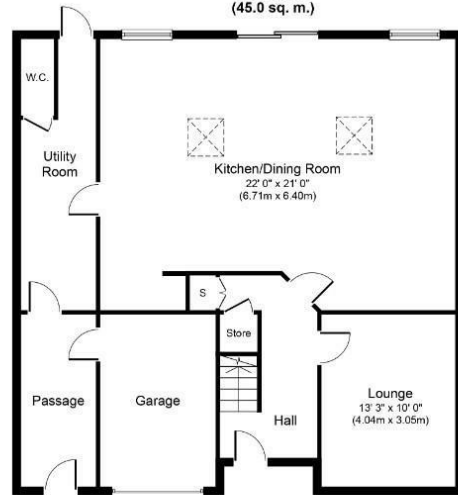
The front aspect provides a block paved driveway for multiple vehicles.







First Floor
Approximate Floor Area
484 sq. ft.
(45.0 sq. m.)



Ground Floor
Approximate Floor Area
1,163 sq. ft.
(108.0 sq. m.)

Whilehouse Common Rd

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(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.

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.



VAT Reg. No 581480236 | Registered No: 02632567 | Registered Office: 37 Market Square, Bicester, OX26 6AG

A Hunters franchise owned and operated under licence by Michael Crouch Estate Agents Ltd | Registered Address: 37 Market Square, Bicester, GB,

HUNTERS®

HERE TO GET *you* THERE