

HUNTERS®

HERE TO GET *you* THERE

28 Sunnybank Road, Sutton Coldfield, B73 5RE

£680,000

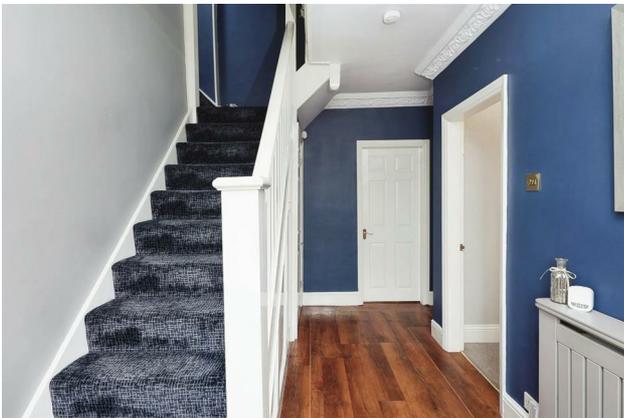
Property Images



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Property Images



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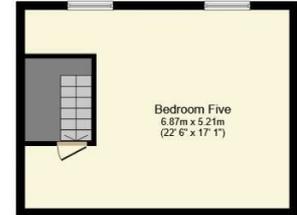
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Ground Floor



First Floor



Second Floor

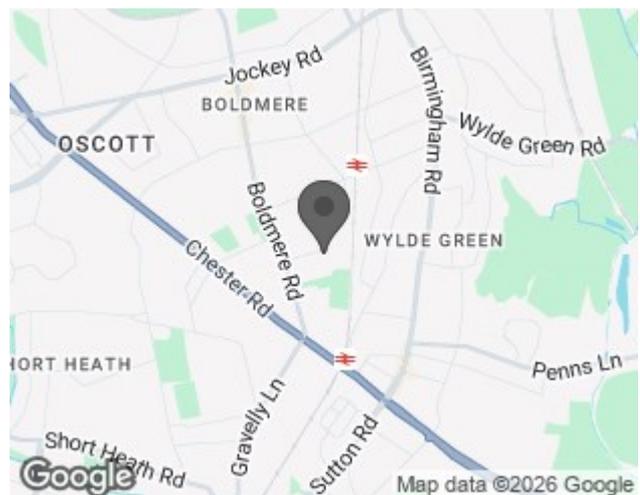
Total floor area 208.4 m² (2,243 sq.ft.) approx

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

Map



Superbly located and magnificently extended over three floors, this fabulous traditional, freehold, detached family home occupies a much sought after residential position, very accessible for Boldmere village, Wylde Green railway station, great local schools and Sutton Park. Immaculately presented throughout and having the benefit of gas central heating and replacement double glazing, the accommodation which simply must be viewed internally to be fully appreciated briefly comprises;

Covered porch, impressive reception hall, guest cloaks with white suite, dining room with feature fireplace and bay to front, living room with feature fireplace and French door to patio. Kitchen/breakfast room having a range of refitted units comprising oven, microwave, induction hob, extractor, dishwasher and built in fridge. Fabulous through utility with built in freezer and access to front, rear and door to garage, currently used as an office/study with Worcester combi boiler.

First floor, four bedrooms, all with fitted wardrobes (three fabulous doubles), luxury family bathroom with white suite and separate shower, further stairs to second floor bedroom with under eaves storage.

Outside, front garden with lawn, block paved drive providing ample off road parking and beautiful south facing rear garden with wide patio lawn, shrub, conifer and fenced surround.

Features

• Stunning traditional family home • Five excellent bedrooms • Magnificently extended and well appointed • Two reception rooms • Luxury family bathroom • Refitted kitchen/breakfast room • Large through utility room • Good sized south facing garden • Much sought after location • Council Tax Band D