



Wrekin Road, Sutton Coldfield, B73 5SU - £425,000

- Beautiful extended traditional semi detached
- 2 reception rooms
- Guests cloaks
- Hugely sought after location
- Council Tax Band C
- 3 bedrooms
- Fitted kitchen/breakfast room
- Refitted family bathroom
- Good sized private garden

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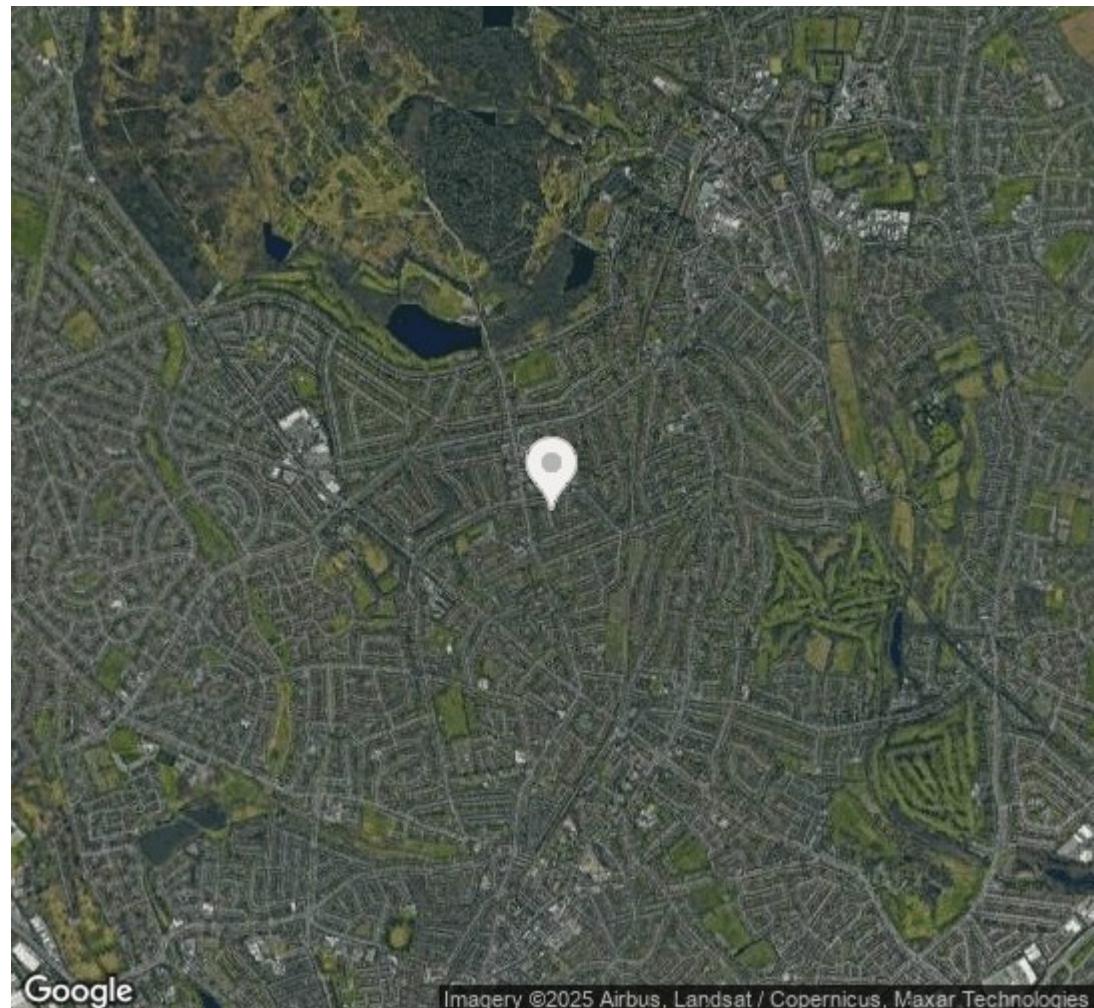
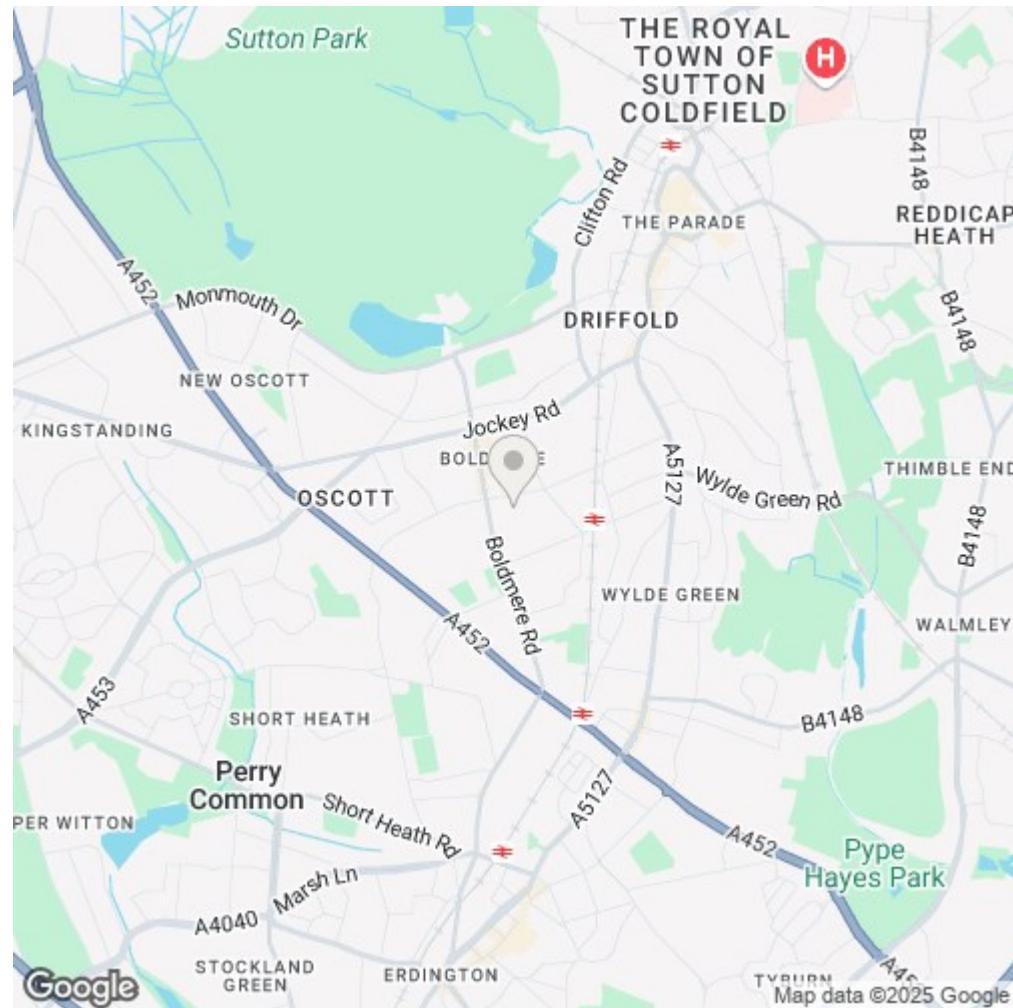


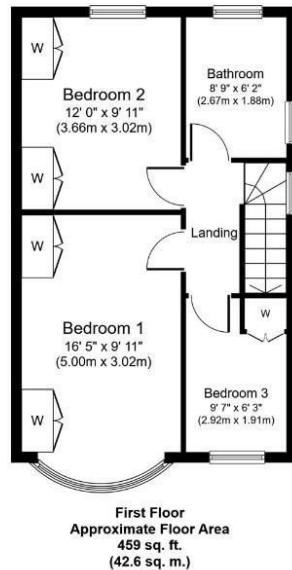
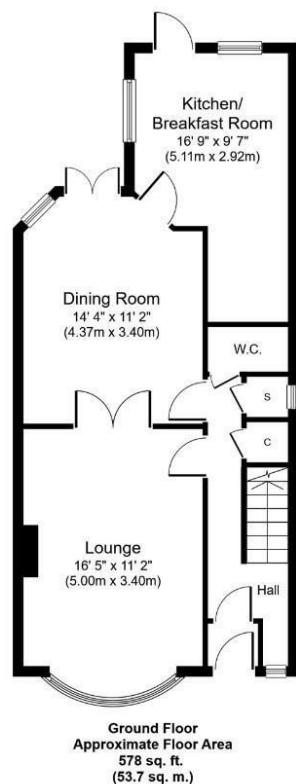
Situated just off Highbridge Road, within easy access of Boldmere village, Wylde Green train station and Sutton Park, this beautiful, traditional, freehold semi detached family home has gas central heating, double glazing and simply must be viewed to be fully appreciated.

The accommodation comprises; porch, hall with leaded stained entrance, cloaks cupboard, pantry store and guests cloaks with refitted white suite, lounge with feature fireplace and double doors to patio. Kitchen/breakfast room with Neff oven and microwave, 5 ring gas hob and extractor, fridge/freezer, breakfast bar and Worcester combi boiler fitted in 2022. The landing has a hatch with ladder to boarded loft, stained glass window to side and access to 3 bedrooms (all with fitted wardrobes), refitted family bathroom with white suite, large 'P' shaped bath and shower over.

Outside, front garden with double width block paved drive, good sized mature rear garden with gated pedestrian access to side and rear.







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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		76
(55-68)	D		
(39-54)	E	58	
(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.