

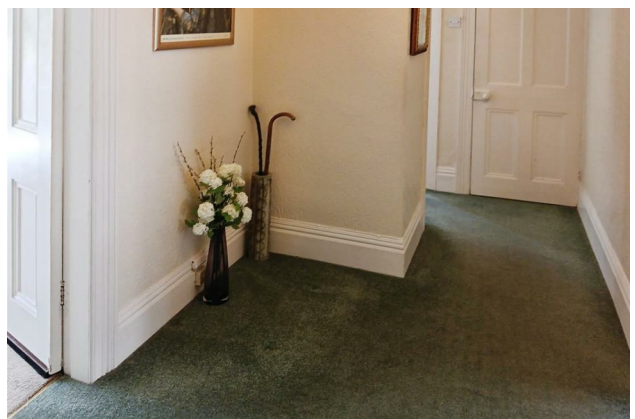
# HUNTERS®

HERE TO GET *you* THERE

15 Frederick Road, Sutton Coldfield, B73 5QW

£575,000

Property Images





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## Property Images

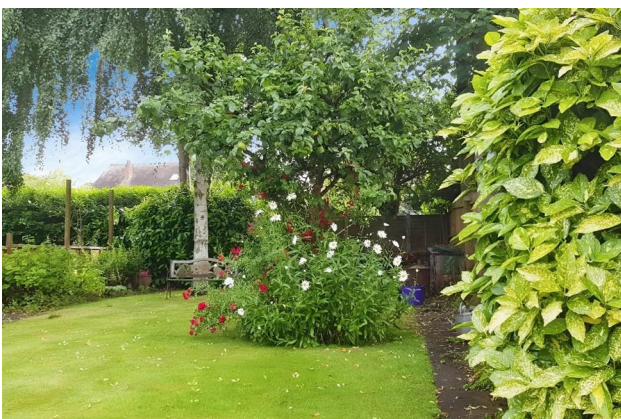




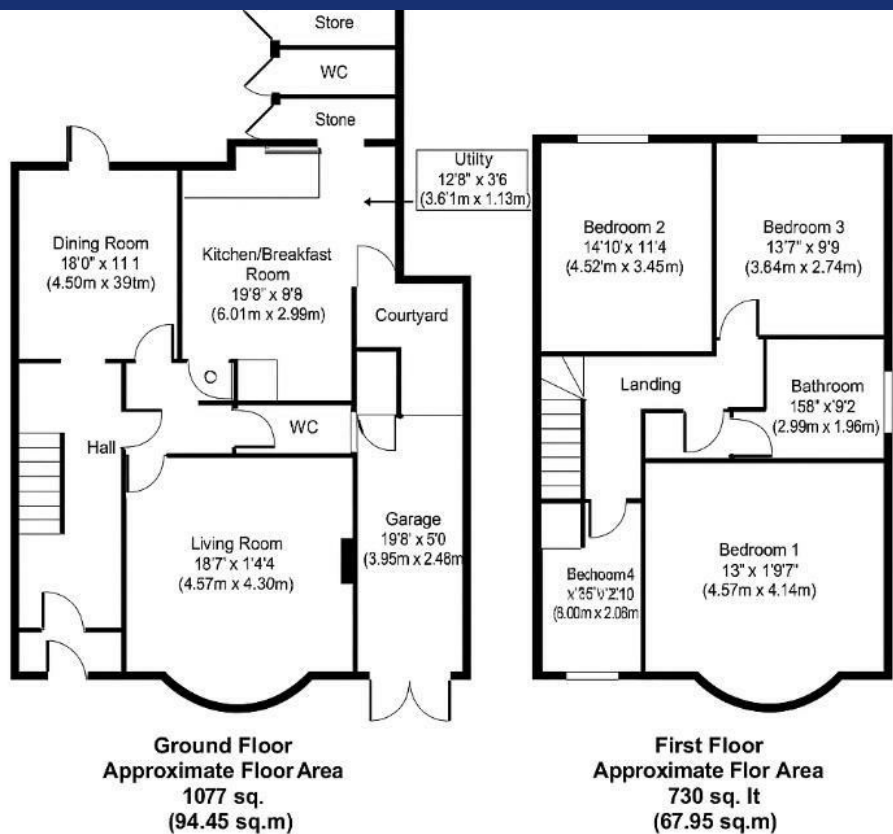
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## Property Images







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are for information only and should not be relied upon for any purpose. The measurements are for information only and should not be relied upon for any purpose. The measurements are for information only and should not be relied upon for any purpose.

EPC

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

Map



## Summary

Offered for sale with no upward chain and first time marketed for some 48 years, this spacious freehold residence, dating back to 1909, has been very well cared for, offering immense potential to extend. Superbly located with great schools, Sutton Park, Boldmere high street and Wylde Green railway station close at hand, the property offers immense character and charm with original features, as well as gas central heating and upvc double glazing. This simply lovely home really must be viewed to be fully appreciated.

In brief, the accommodation comprises; enclosed porch and impressive reception hall with Minton quarry tiles and leaded stained entrance, guests cloaks, lounge with feature fireplace and bay window to front, separate dining room with feature open fireplace and garden access, kitchen/breakfast room having a range of fitted units and door to utility with doors to gated courtyard. 4 excellent bedrooms, bathroom with white suite having bath and separate shower cubicle. Outside, fore garden with shrubs and block paved drive approach, side garage with double entrance doors suitable for bikes and storage. Good sized mature rear garden with lawn, mature trees, screening shrubs and 3 outbuildings incorporating an outside WC.

## Features

- Outstanding traditional semi detached • Fitted kitchen/breakfast • Family bathroom with separate shower • Beautiful hall with guests cloaks • 4 excellent bedrooms • 2 superb reception rooms • Utility • Very good sized garden • Much sought after location • Council Tax Band E