

HUNTERS®

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47 Manor Road, Sutton Coldfield, B73 6EE

£469,950

Property Images



Property Images



Floorplan



Approximate Floor Area
1,690 sq. ft.
(157.0 sq. m.)

Double Garage
Approximate Floor Area
311 sq. ft.
(28.9 sq. m.)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	80
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Huge potential for modernisation and extension subject to planning

This well arranged, deceptively spacious, traditional freehold detached family bungalow, occupies a much sought after central residential position within walking distance of Sutton Coldfield amenities and public transport.

The gas centrally heated and double glazed accommodation, which is offered with no upward chain, simply must be viewed to be fully appreciated, as the potential to refurbish, modernise and extend (subject to planning) is immense.

The spacious accommodation has enclosed porch hall with cloaks cupboard, airing cupboard and hatch with ladder to loft. 4 superbly sized bedrooms (all with wardrobes) and bedroom 1 with current study off (potential for ensuite). Family bathroom with separate shower and guests cloaks, dining/sitting room with door to front balcony, living room with feature fireplace and double French doors to garden, fitted kitchen with oven and hob, rear porch and further guests cloaks housing Worcester gas boiler.

Outside, double garage with electric roller door, front garden with double width tarmac driveway and gated block paved stepped pathway, screening trees and shrubs. South facing, easily managed private rear garden with gated trades access.

Features

- Deceptively spacious detached bungalow`
- 4 excellent bedrooms
- Easily managed south facing garden
- Convenient for town centre
- Large double garage
- Bathroom and 2 guests cloaks
- No upward chain
- Council Tax Band E