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31 Hurley Close, Sutton Coldfield, B72 1HU
£675,000

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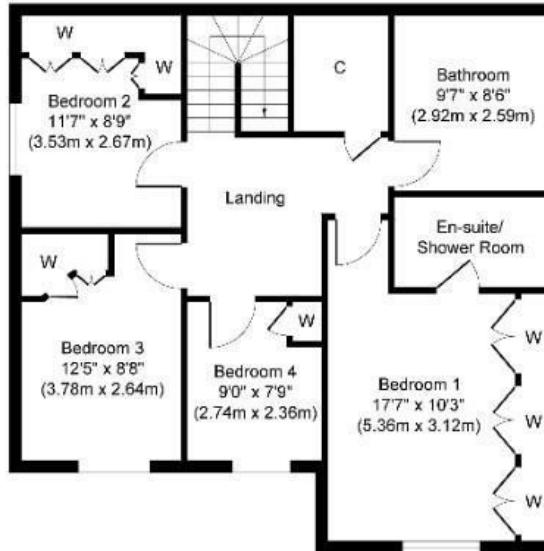
Offers In The Region Of £625,000

Beautifully and very conveniently tucked away at the foot of this quiet cul-de-sac, just off Wylde Green Road, this deceptively spacious, freehold family detached home offers gas central heating, a double garage and is very accessible for local shops, schools, bus services as well as Wylde Green and Chester Road railway stations.

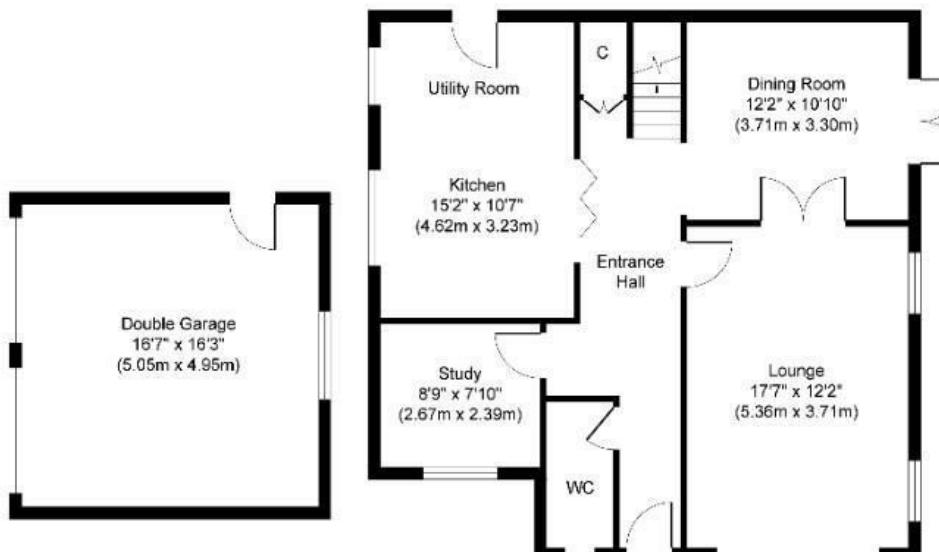
In brief the accommodation compromises; covered porch, spacious reception hall with under stairs storage, guest cloaks with white suite, lounge with feature brick fireplace, inset wood burner and double doors to separate dining room. Study, stunning kitchen/breakfast room (refitted in 2019) with triple bifold doors to rear garden, a range of units, Corian work surfaces, two steam ovens, microwave, warming drawer, full height fridge/freezer, dishwasher, washing machine and 5 ring hob with extractor hood.

First floor, large landing with store cupboard and hatch to loft, four lovely sized bedrooms (three with fitted wardrobes), bedroom one with ensuite shower room and family bathroom with separate shower.

Outside a large detached double garage with roof store, front tarmac driveway providing off road parking, fabulous wrap around garden with side patio - offering immense potential for extension (subject to planning permission).



First Floor
Approximate Floor Area
757 sq. ft
(70.36 sq. m)



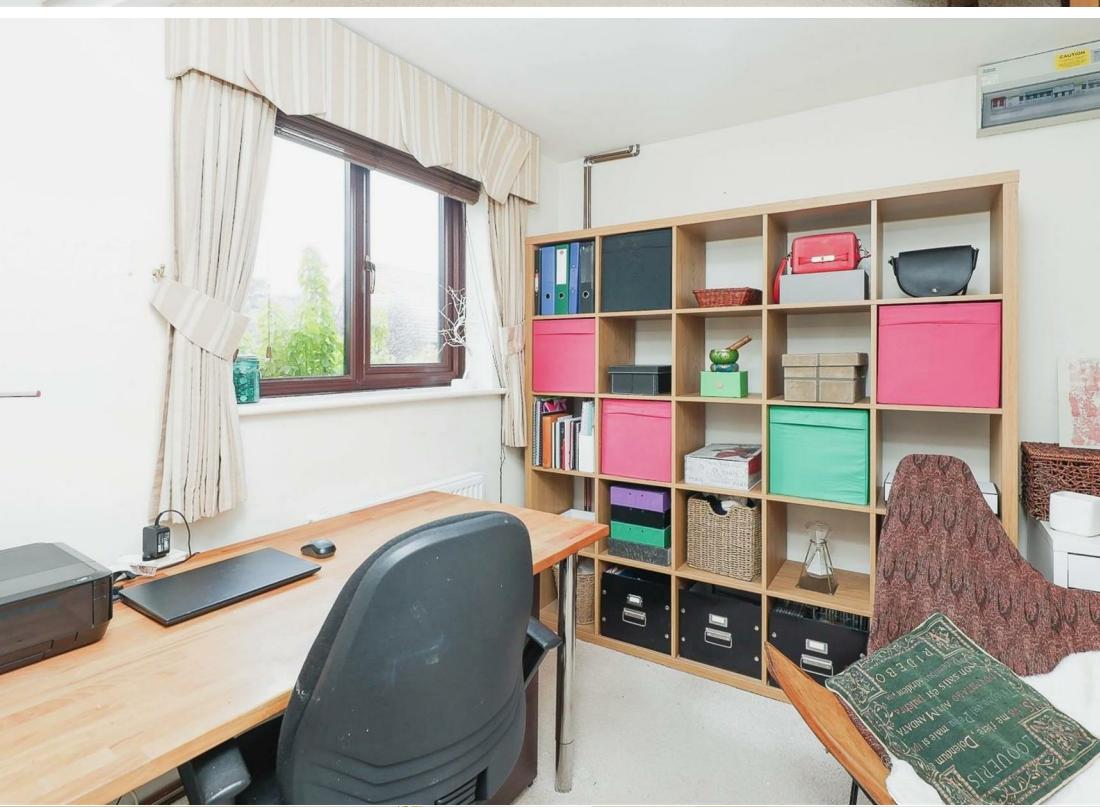
Garage
Approximate Floor Area
269 sq. ft
(25.03 sq. m)

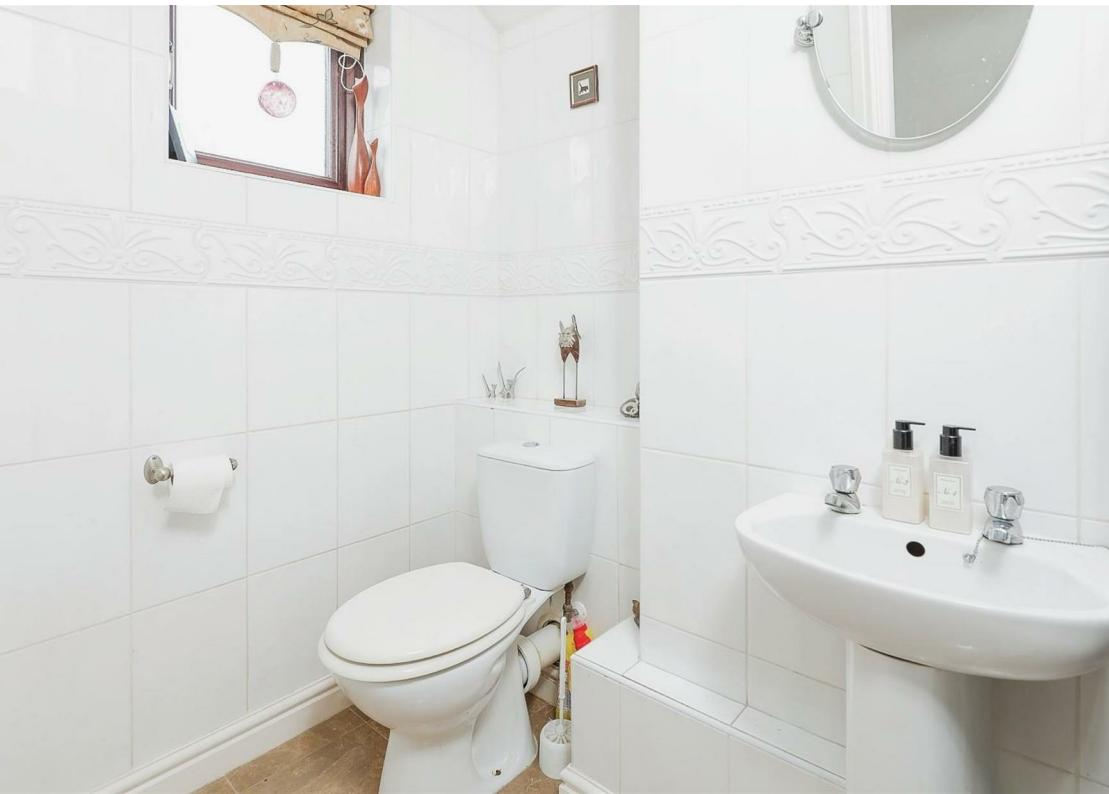
Ground Floor
Approximate Floor Area
791 sq. ft
(73.50 sq. m)

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.









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

