



## Coppice View Road, , Sutton Coldfield, B73 6UE

- Four Bed Link-Detached
- Well Maintained Throughout
- Lounge with Feature Fireplace
- Downstairs W.C
- Council Tax Band E
- Large Driveway
- Fitted Kitchen
- Separate Utility
- Gas Combination Boiler
- EPC AND FLOORPLAN TO FOLLOW

**£370,000**





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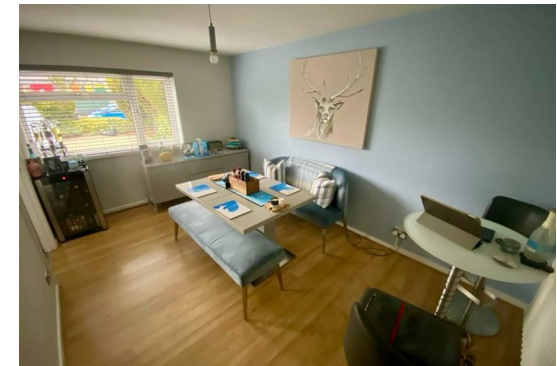
## DESCRIPTION

This exceptionally well maintained and well arranged, spacious, freehold link-detached family residence occupies a convenient location for local shops, schools, bus links and in easy access of the 2400 acre Sutton Park. With gas central heating and double glazing, the accommodation which is very well presented throughout and must be viewed to be fully appreciated, briefly comprises;

Entrance hall with guest cloak, fitted kitchen with a range of comprehensive appliances and through to dining room, separate lounge with feature fireplace and French doors opening to rear garden, separate utility with space for washing machine and dryer and built in storage. Upstairs, four bedrooms, bedrooms one and two both with fitted wardrobes and a family shower room.

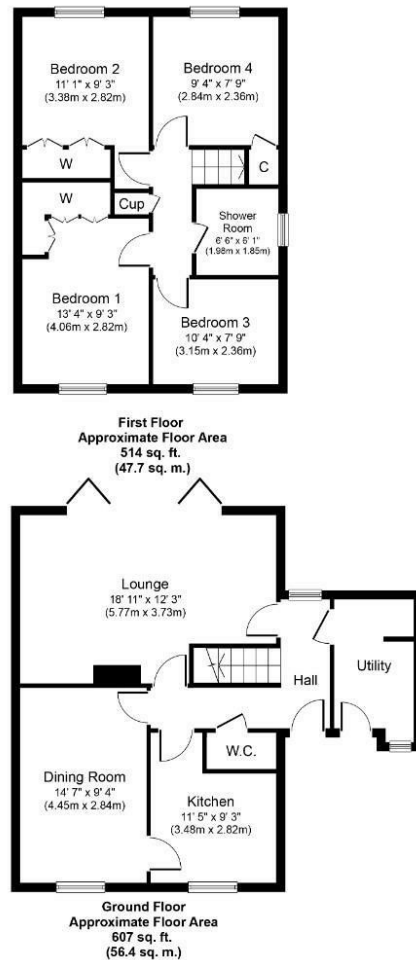
Outside, large block-paved driveway with drivers security bollards and providing ample space for multiple cars. To the rear of the property, private garden with patio and lawn.

A viewing of this property is strongly recommended to avoid disappointment.









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](mailto: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.



32a Beeches Walk, Sutton Coldfield, B73 6HN  
Tel: 0121 355 0555 Email: [sutton@hunters.com](mailto:sutton@hunters.com) <https://www.hunters.com>

## 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) <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		
<b>England &amp; Wales</b>	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.

