

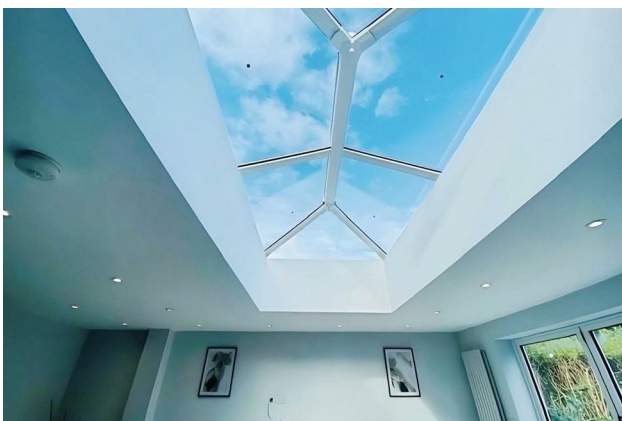
# HUNTERS®

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409 Chester Road, Sutton Coldfield, West Midlands, B73 5BN

£385,000

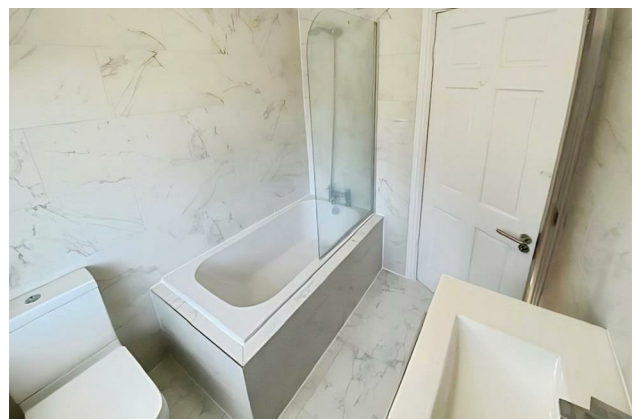
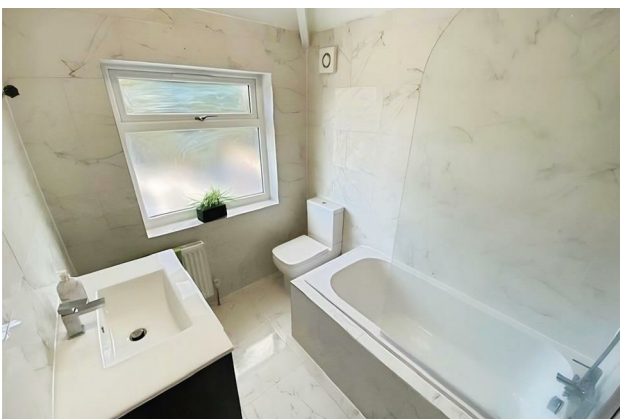
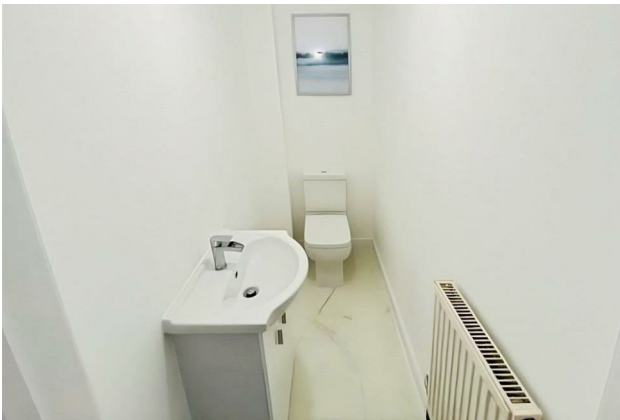
Property Images



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## Property Images

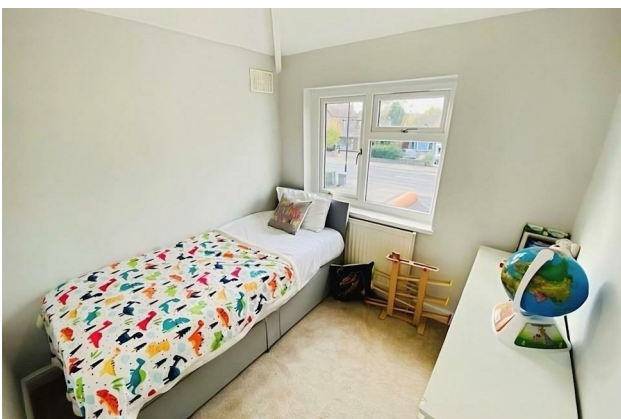




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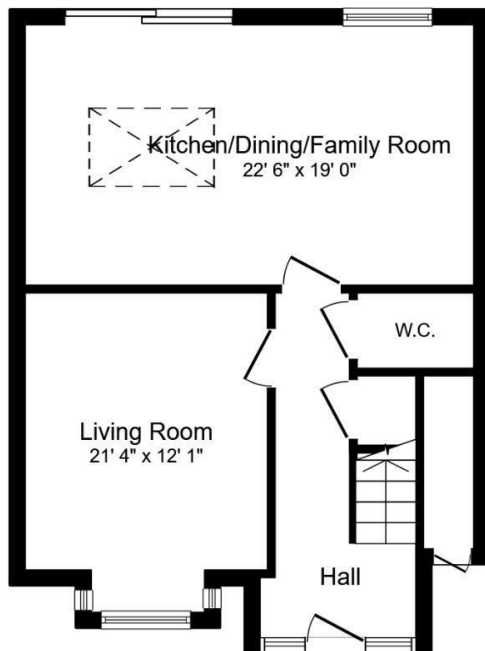
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## Property Images

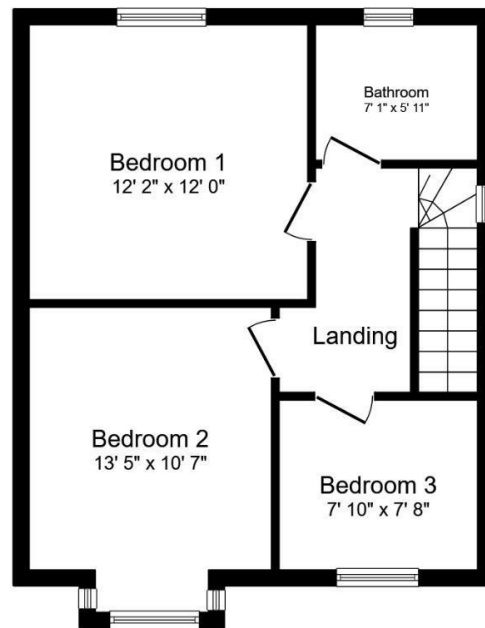


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**Ground Floor**  
Floor area 493 sq.ft.



**First Floor**  
Floor area 475 sq.ft.

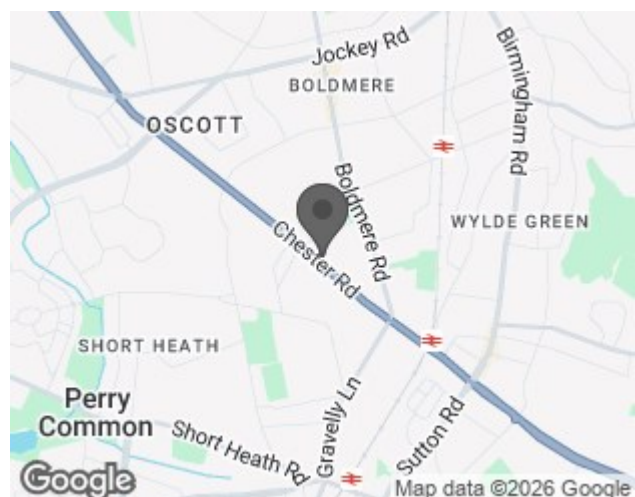
Total floor area: 968 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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>		80
(55-68) <b>D</b>	59	
(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	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Offered with no upward chain and well situated for Boldmere, Chester Road railway station and Sutton Coldfield's amenities, this spaciouly extended, traditional semi detached family home must be viewed. The gas centrally heated and double glazed accommodation briefly comprises;

Impressive extended reception hall with spacious guest cloaks, attractive living room, magnificent kitchen/family/dining room with oven, hob, dishwasher and washing machine with super lantern window. Three first floor bedrooms and family bathroom with shower. Outside, side store housing gas combi boiler, block paved frontage offering great off road parking and good sized rear garden.

## Features

- Superbly extended traditional semi • 3 bedrooms • Bathroom with white suite and shower • Guest cloaks • Attractive living room • Outstanding kitchen/family room • Good sized garden • Great location • Council Tax Band C