

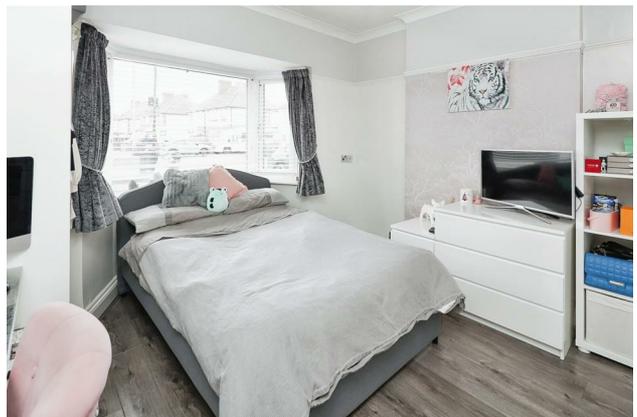
HUNTERS®

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22 Stanley Avenue, Sutton Coldfield, B75 7EQ

Offers Around £310,000

Property Images



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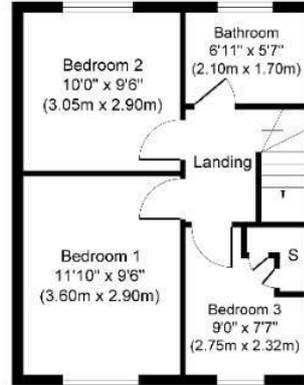
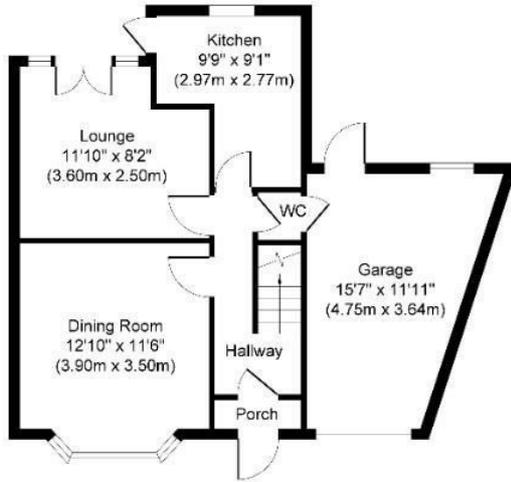


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Summary

Competitively priced for an early sale, this three bedroomed, freehold, semi detached property; set in a cul-de-sac, close to Fairfax School, makes the perfect family home.

Benefiting from gas central heating and double glazing throughout, the property in brief comprises; porch, hallway with stairs to front door, good sized dining room, lounge with feature log burner and doors to rear garden, kitchen with a range of comprehensive fitted appliances and an ideal stable door to rear garden, under stairs W.C and door through to large garage offering ample storage and vast potential to extend (subject to planning).

Upstairs, three bedrooms and family bathroom with shower over bath.

Outside, private rear garden with patio, lawn and fenced surround. A large driveway offers ample parking spaces.

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

Features

- Three bedrooms • Two receptions • Large rear garden • Close to amenities • Great transport links • Opportunity to extend • Council Tax Band C • EPC Rating D