



**Bishops Road, Sutton Coldfield**

West Midlands, B73 6HX

**£795,000**



**5**



**3**



**2**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Bishops Road, Sutton Coldfield

## DESCRIPTION

Magnificently located, exceptionally well situated for Sutton town centre amenities, this stunning and considerably improved 3 storey semi detached family home dates back to 1893. Retaining many characterful features, including Minton tiles, stripped doors, cornices, roses and feature fireplaces, the property had a new roof in 2020 and has plans for a large kitchen extension.

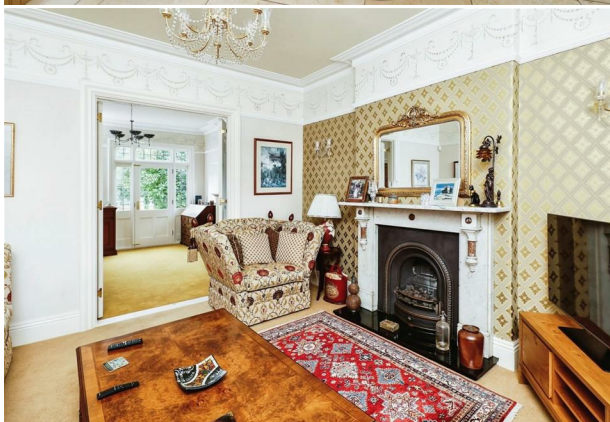
Offered with no upward chain, the gas centrally heated accommodation which is accessible for shops, great local schools, public transport facilities and walking distance to the town centre, briefly comprises;

Enclosed porch, stunning reception hall with Minton tiled floor, leaded stained glass entrance and ornamental plaster, Dado Lincrusta moulding, door to cellar and beautiful staircase to first floor, lounge, feature fireplace with gas fire, bay window with seating and storage under, double doors to dining room with feature fireplace and wood burner, guest cloaks with white suite, kitchen/breakfast room having a range of units with granite work surfaces, fridge and integrated dishwasher, boiler cupboard with Worcester boiler. Large utility with pantry store.

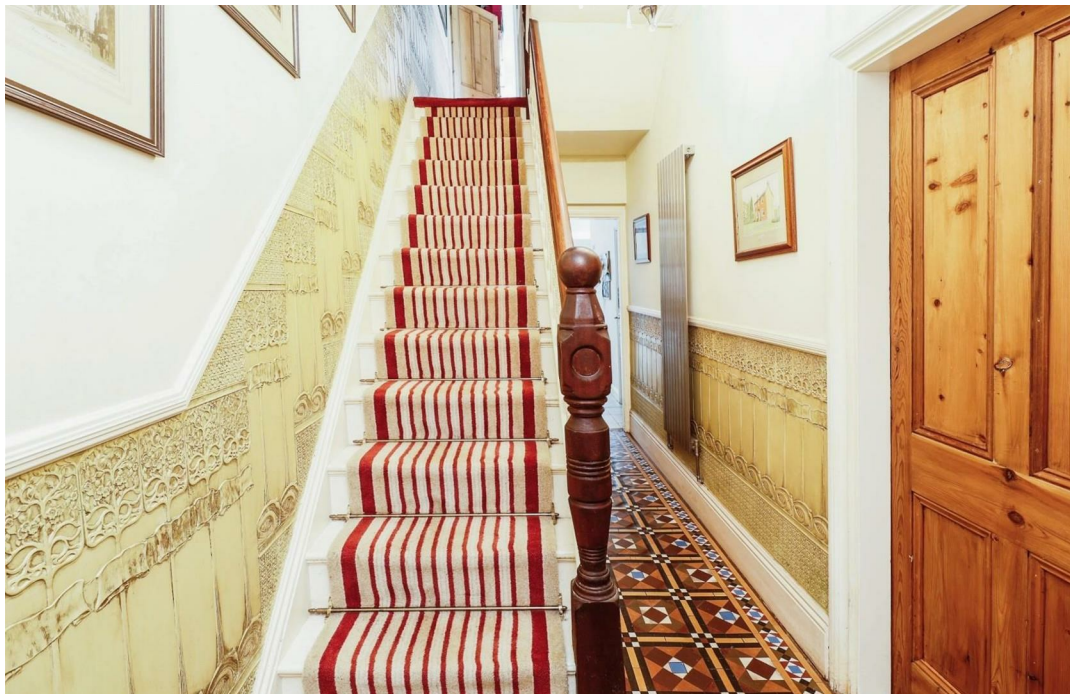
First floor, landing with Dado Lincrusta moulding and cloaks cupboard, bedroom one with shower room ensuite, bedroom two with feature fireplace, bedroom 3 currently a study with hatch and ladder to useful loft storage. Second floor, further staircase to landing having Velux windows and useful box room. Bedroom four with WC and basin ensuite and bedroom 5 with under eve storage.

Outside, front garden having an impressive deep block paved driveway, walled surround and mature tree and shrub screening. Very good sized landscaped rear garden with patio and pathway, trellis screening, vegetable plot, 12 ft greenhouse and a substantial garden shed. CCTV at front, large garage, original coach house with double doors to rear and hatch with ladder to fabulous home office room.

Early viewing on this beautiful home is strongly recommended.







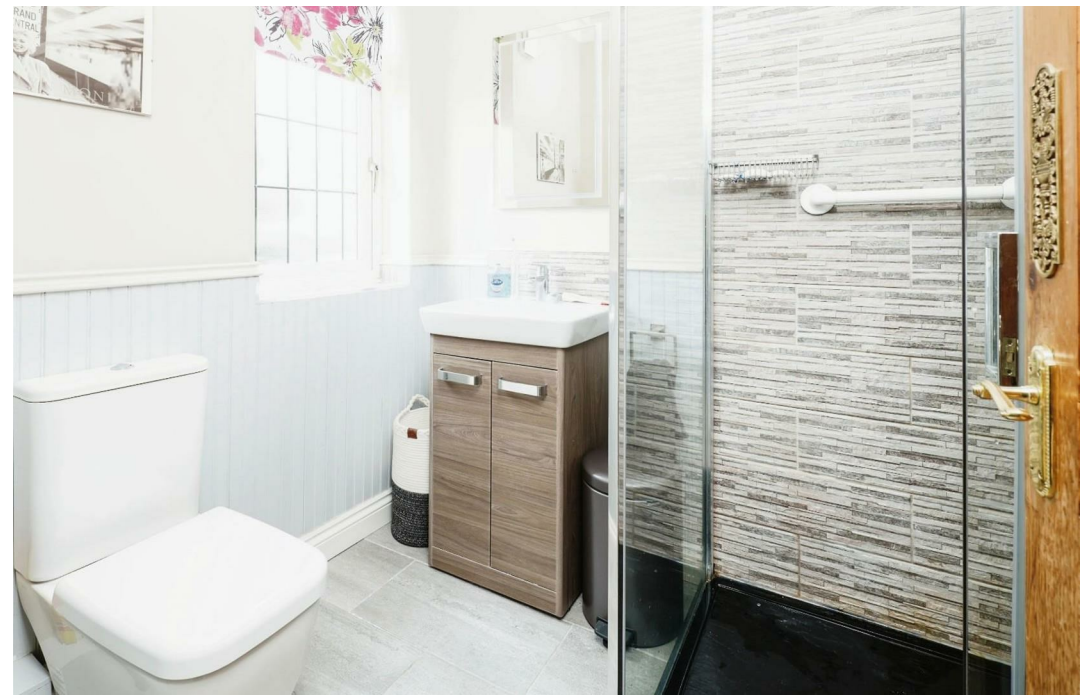
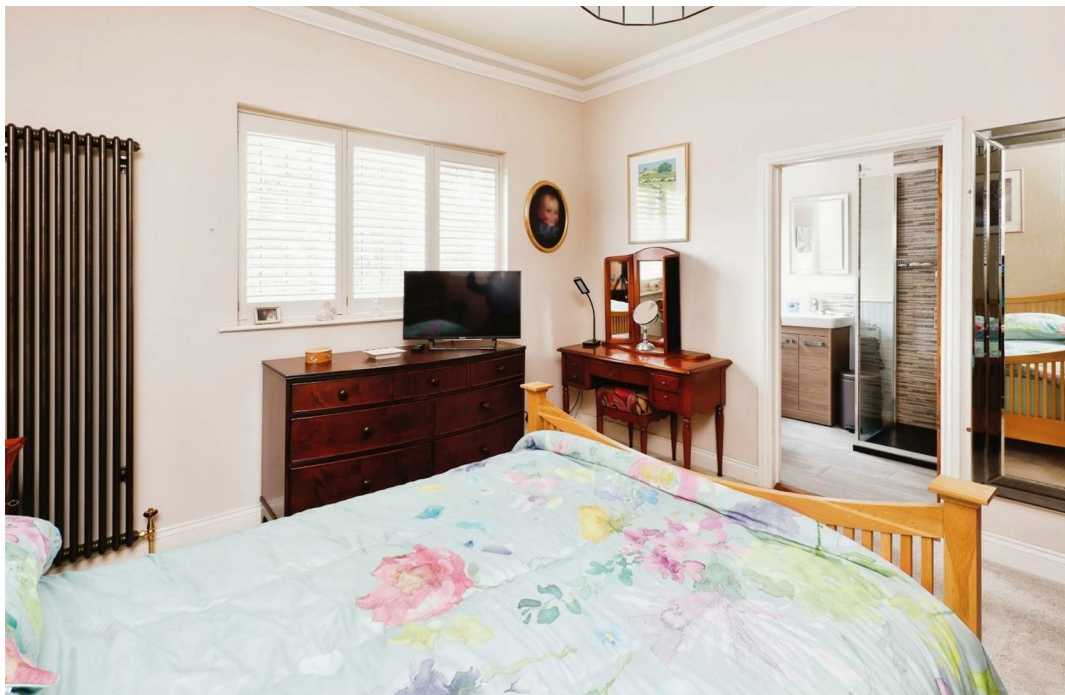


Total floor area 204.5 m<sup>2</sup> (2,201 sq.ft.) approx

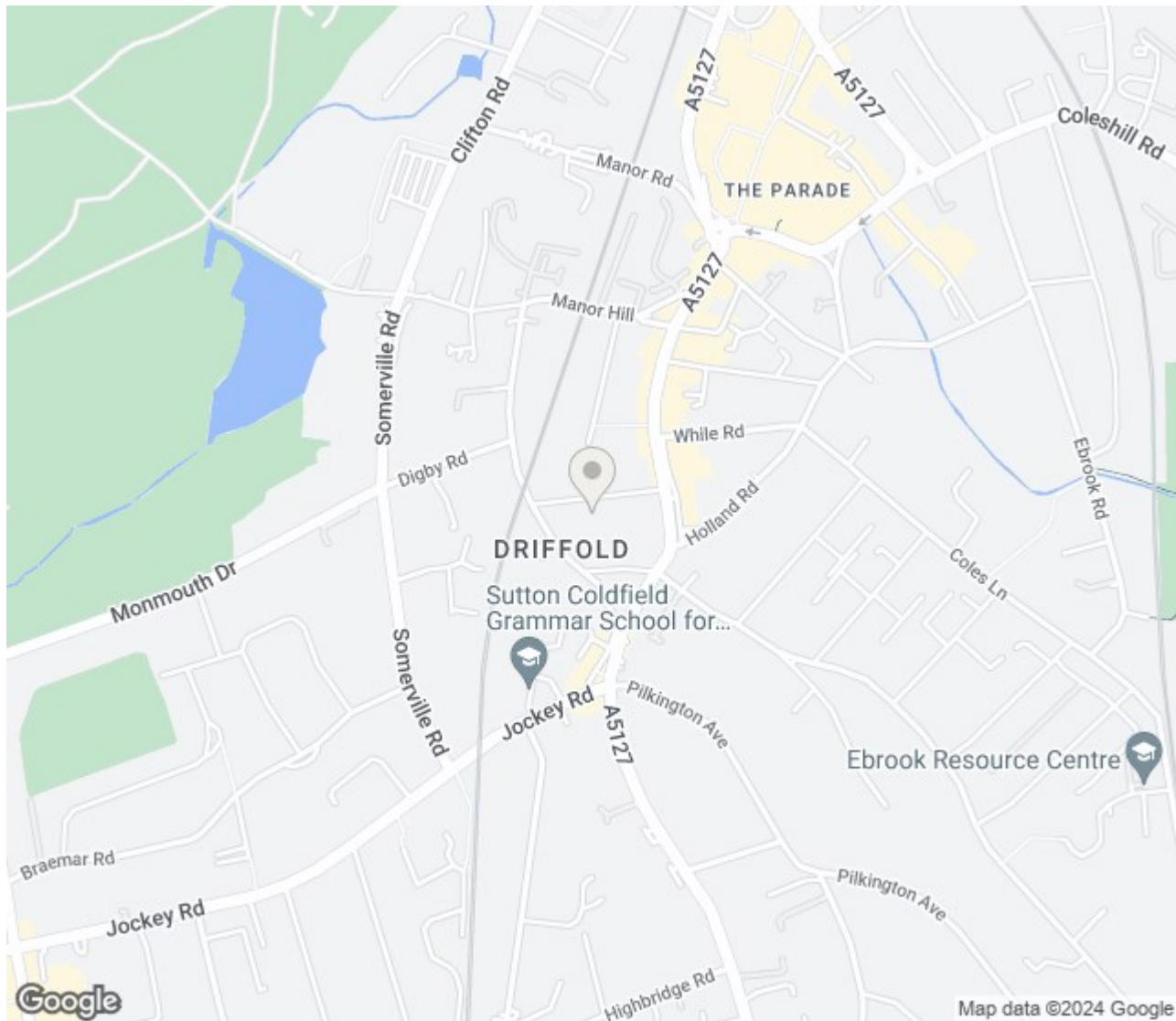
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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# ENERGY PERFORMANCE CERTIFICATE

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		
England & Wales	EU Directive 2002/91/EC	

### 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.

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