

# HUNTERS®

HERE TO GET *you* THERE

**47 The Boulevard, Sutton Coldfield, West Midlands, B73 5JB**

**Asking Price £430,000**

**Property Images**



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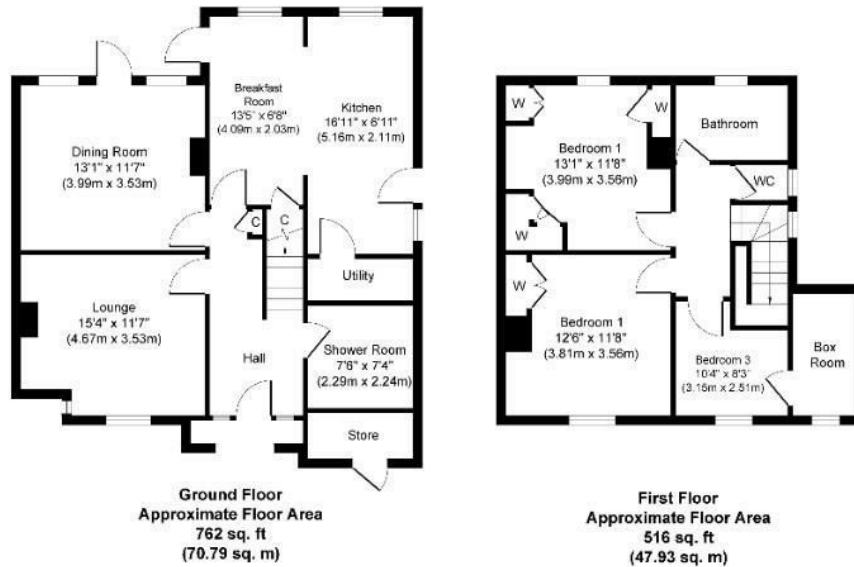
## Property Images



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## Floorplan

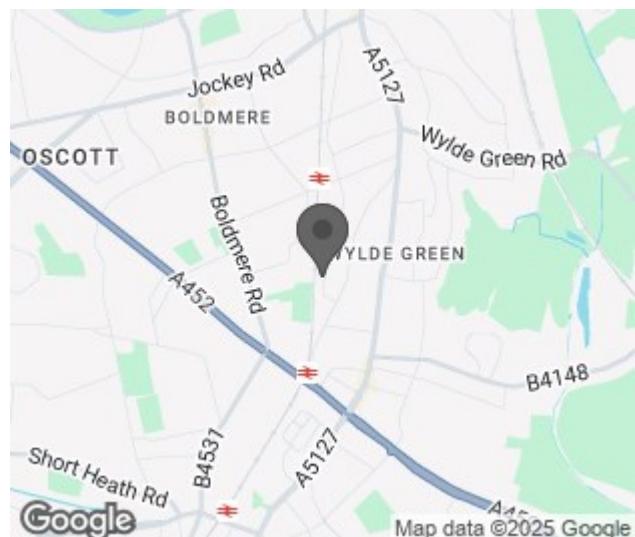


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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) <b>A</b>		<b>82</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>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Summary

Beautifully and very conveniently located, accessible for Sutton Coldfield amenities and Wylde Green Railway Station, this extended traditional freehold semi detached is offered with no upward chain, gas central heating, double glazing and is priced to sell.

The accommodation comprises; covered porch, reception hall with cloaks cupboard, downstairs shower room/WC, lounge and dining room, fitted kitchen and breakfast room with separate utility, covered side entrance, three good sized bedrooms, box room, bathroom and separate WC.

Outside, front garden, driveway, garage store and very good sized rear garden backing onto the railway line and allotments beyond.

## Features

- Spaciously extended traditional semi-detached • Three bedrooms • Two reception rooms • Large kitchen/breakfast room • Utility and downstairs shower room • Good sized garden • No chain • Council Tax Band E