

# HUNTERS®

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**163 Springfield Road, Sutton Coldfield, B76 2SR**

**£440,000**

**Property Images**





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## Property Images





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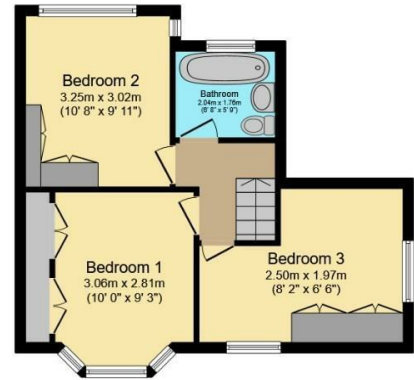
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## Property Images





**Ground Floor**




**First Floor**

Total floor area 140.5 sq.m. (1,513 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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 	

## Map



## Summary

**\*\*REDUCED FOR QUICK SALE\*\* \*\*MOTIVATED SELLERS\*\*** Beautifully located on a spacious corner plot of Springfield Crescent and overlooking farmland to front, this outstanding semi-detached home has been largely extended and offers fabulous family accommodation. Within easy reach of great local primary & secondary schools, transport links to city centre and Sutton Coldfield's amenities, the gas centrally heated and double glazed property briefly comprises;

Enclosed porch, reception hall and guests cloaks with white suite, utility with sink unit and Worcester combi boiler, living room with wood burner and bay to front, study/bedroom with double doors to garden. Kitchen/dining/family room offering huge space with refitted units, granite tops, central island also with granite top, breakfast bar 5-ring hob with lift up extractor, oven and dishwasher...This room really is the hub of the house. 3 first floor double bedrooms (all with fitted-wardrobes) and refitted family bathroom with white suite and spa bath with shower over.

Outside, corner front garden with lawn, shrubs, walled and gated tarmac driveway providing parking for numerous vehicles, very good sized rear garden with decking, block paved patio, pond, 2 sheds, fenced surround and gated access. Whilst extended, there is still further scope to extend subject to planning permission.

## Features

- Superbly extended semi-detached • Wonderful corner plot • Stunning farmland views to front • 4 double bedrooms • Magnificent kitchen/dining/family room • 2 reception rooms • Utility • Large gated driveway • Council Tax Band D