

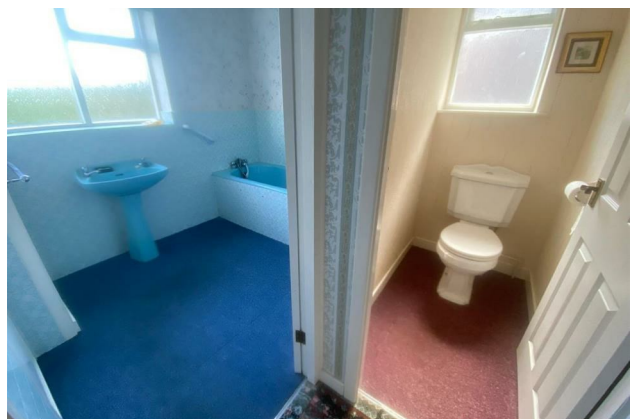
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

30 Morven Road, Sutton Coldfield, B73 6NB

£475,000

Property Images





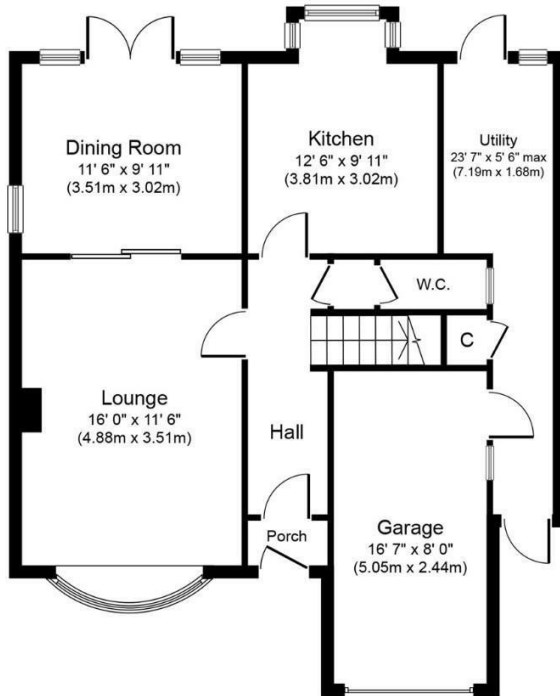
# HUNTERS®

HERE TO GET *you* THERE

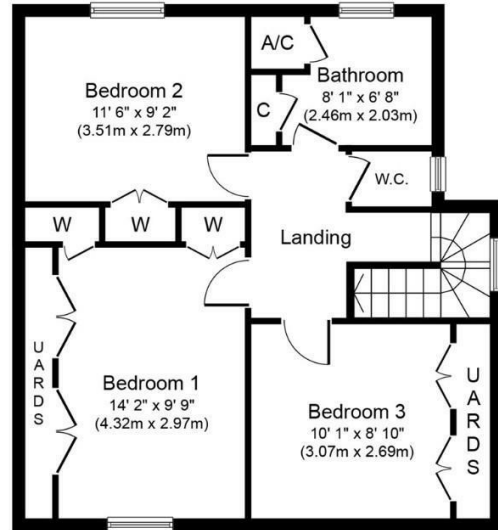
## Property Images



## Floorplan



**Ground Floor**  
Approximate Floor Area  
792 sq. ft.  
(73.6 sq. m.)

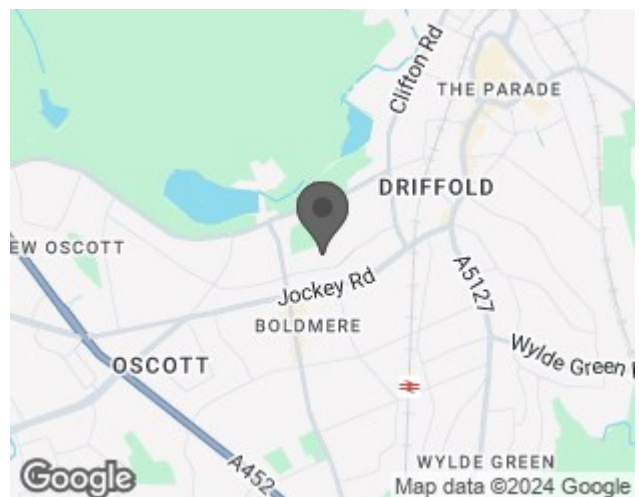


**First Floor**  
Approximate Floor Area  
607 sq. ft.  
(56.4 sq. m.)

## 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>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

Built-in 1961 and offered with no upward chain, this superbly located Freehold detached family residence occupies a very convenient residential position, approached from Monmouth Drive or Braemar Road, within easy access of Sutton Park, local shops, schools and public transport services. The centrally heated double glazed accommodation, which requires certain modernisation and improvement, offers immense potential for extension (subject to planning permission) and must be viewed to be fully appreciated.

Briefly comprising;

Enclosed porch, reception hall having cloaks cupboard opening to downstairs WC, lounge with feature gas fireplace with double doors to dining room, in turn having double French doors to garden. Kitchen having ideal gas fired central heating boiler, bay window to rear and door to utility having doors to both front and rear, large understairs storage cupboard and door to garage. On the first floor, spacious landing having hatch to loft, three double bedrooms with fitted wardrobes, bathroom and separate WC.

Outside, garage, great sized private south facing rear garden with paved patio, lawn hedge and shrub screening, front garden with shrub/hedge screening and tarmac driveway providing ample parking.

Early viewing very strongly recommended.

## Features

- Superbly located family detached • Mature south facing garden • Three double bedrooms all with fitted wardrobes • Two reception rooms • Guest cloaks • Council tax band E • No chain • Garage • Gas central heating • Double glazing