

## 11 Cherry Tree Close, Sutton Coldfield

- Superb detached bungalow
- Lounge and conservatory
  - Two bedrooms
  - Fitted kitchen
- Two allocated parking spaces
- Fabulous gated development
  - No chain
- Gas central heating and double glazing
  - Shower room
- Council Tax Band C

**£255,000**

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HERE TO GET *you* THERE



A unique opportunity to acquire this lovely detached bungalow which forms part of a superb gated development of detached bungalows situated off Chads Road, approached by a driveway with parking to the fore for guests, and gated entrance through to driveway leading to dual parking spaces for the property.

Offered with no upward chain, the gas centrally heated and doubled glazed bungalow briefly comprises;

L shaped reception hall having useful cupboard, excellent fitted kitchen having a range of units; chimney cooker hood above four ring gas hob with oven beneath, integrated fridge/freezer and gas central heating boiler. Living room having feature fireplace, double glazed bay window, panel to French doors leading out to the garden. Bedroom one having a range of fitted wardrobes and hatch with ladder to boarded loft. Bedroom two currently used as a dining room. Shower room having a white suite.

Outside, the property is set back behind a private driveway with gated side entrance leading through to landscaped garden for ease of maintenance and steps leading down to further patio. 2 private parking spaces.








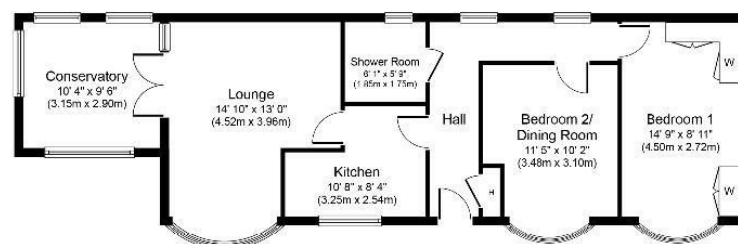


## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Approximate Floor Area  
765 sq. ft.  
(71.1 sq. m.)

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 misstatement. The measurements should not be relied upon for valuation, transaction and/or building 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.

## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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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