

HUNTERS®

HERE TO GET *you* THERE



Sentry Way

Sutton Coldfield, B75 7HZ

£415,000

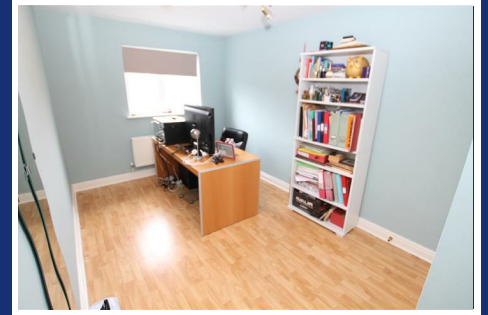
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31 Sentry Way

Sutton Coldfield, B75 7HZ

£415,000



This attractive & spacious detached family home occupies a pleasant corner plot position on a popular modern development with garage & driveway parking to compliment. Extremely well presented & appointed throughout the accommodation offers four well appointed bedrooms, master bedroom with ensuite shower room, an impressive fitted kitchen, spacious lounge & stylish dining room, family bathroom &...

FRONTAGE

Driveway providing off road parking with fore garden to side leading to canopy porch entrance with stained glass double glazed door with matching side panel and window leading into:

ENTRANCE HALL

Double radiator, under stairs storage cupboard, central heating thermostat and door to:

THROUGH LOUNGE/DINING ROOM

10'6" x 26'8" (3.2 x 8.13)

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA

Double radiator, open gas fire with marble back and timber surround, double glazed window to front.

DINING AREA

Double radiator, double glazed French doors leading to rear garden.

KITCHEN

9'10" x 12'5" (3 x 3.78)

Having a range of wall and base units, roll edge worktop, integrated four burner gas hob with extractor hood over, built-in double wall oven,

integrated dish washer, integrated fridge, one and half sink and drainer unit with mixer tap over, tiled splash backs, wine rack, under cupboard lighting, double glazed window to rear, double radiator and door to:

UTILITY ROOM

Base unit with laminate worktop and stainless steel sink, radiator, plumbing for washing machine, wall mounted boiler and door to rear garden.

DOWNSTAIRS CLOAKROOM

Double glazed window to rear, WC, radiator, tiling to floor, tiled splash backs and pedestal wash hand basin.

FIRST FLOOR LANDING

Airing cupboard housing water tank and shelving, loft access with pull down ladder.

BEDROOM ONE

Radiator, double glazed window to front, three door built-in wardrobe.

ENSUITE SHOWER ROOM

Double glazed window to front, shower cubicle, WC, radiator, pedestal wash hand basin with tiled splash backs, extractor fan and shaving socket.

BEDROOM TWO

8'2" x 14'3" (2.49 x 4.34)

Double radiator, laminate wood effect flooring, double glazed window to front and built-in double wardrobe.

BEDROOM THREE

7'5" x 11'7" (2.26 x 3.53)

Radiator, double glazed window to rear, laminate wood effect flooring.

BEDROOM FOUR

7'11" x 10'11" (2.41 x 3.33)

Radiator, double glazed window to rear.

FAMILY BATHROOM

Pedestal wash hand basin, WC, bath with mixer shower attachment, obscure double glazed window to rear, radiator, partly tiled walls, inset spot lighting and extractor fan.

GARAGE

8'4" x 16'9" (2.54 x 5.11)

Up and over door to front, light and personal door to rear.

REAR GARDEN

Having paved patio area, side entrance, shaped lawn, outside lighting, fenced boundaries, well stocked flower and shrub borders.



Road Map



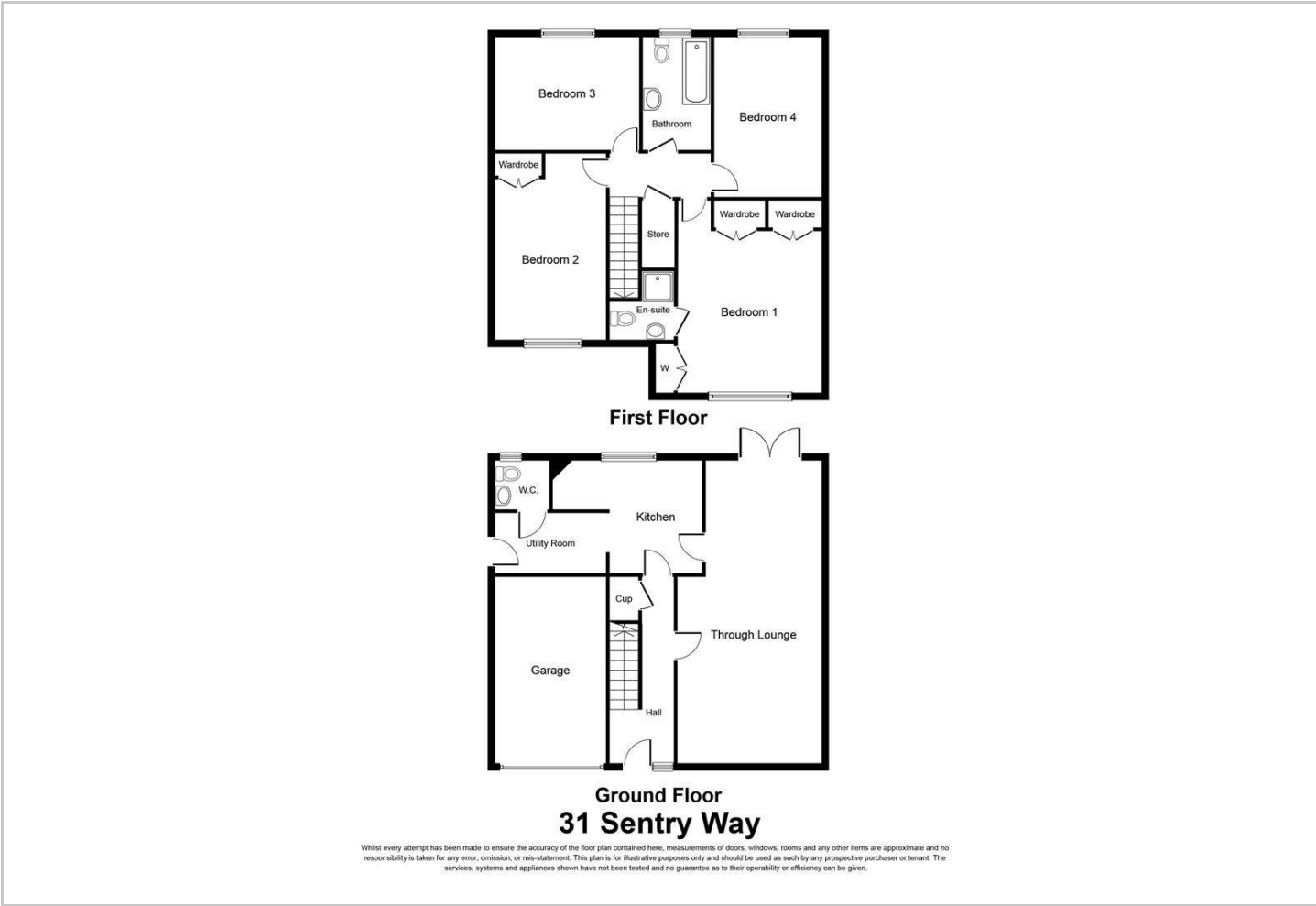
Hybrid Map



Terrain Map



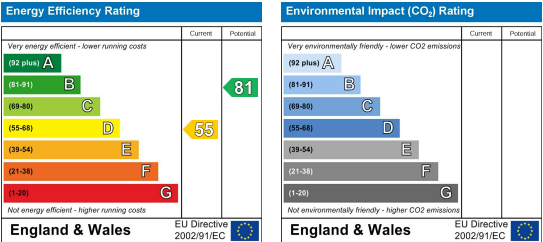
Floor Plan



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.

Energy Efficiency Graph



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.