

# HUNTERS®

HERE TO GET *you* THERE

8 New Church Road, Sutton Coldfield, B73 5RT

£425,000

Property Images





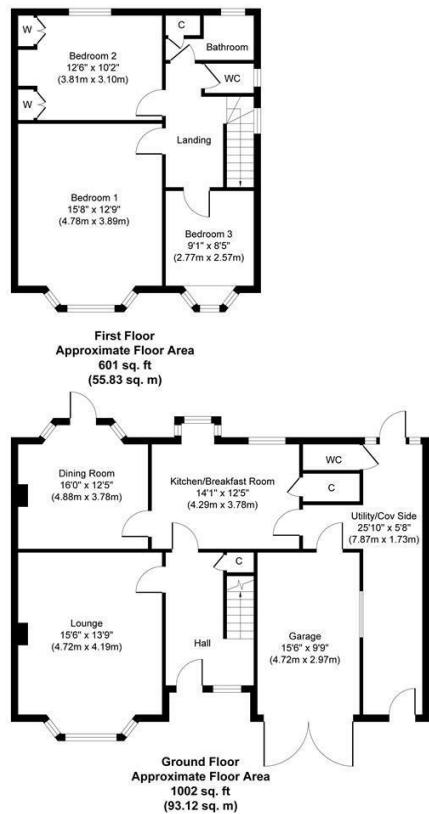
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## Property Images



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>		
(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	

Map





## Summary

Occupying a much sought after and convenient location, just off Boldmere Road or Sunnybank Road, within very easy access of Wylde Green railway station, Boldmere high street, shops, schools, and Sutton Park, this spacious freehold detached family home is offered with no chain.

The gas centrally heated accommodation, which requires modernisation, also offers immense potential to extend (subject to planning), must be viewed and briefly comprises;

Covered porch, reception hall with understairs cupboard, two reception rooms, kitchen/breakfast with pantry and gas boiler (replaced in 2021). 3 great sized first floor bedrooms, bathroom and separate WC.

Covered side utility with toilet and doors to front and rear, garage

Outside, front with screening shrubs and block paved driveway and good sized private rear garden enjoying a southerly aspect with summer house, hedge, tree, fenced and shrub screening.

## Features

- Traditional detached family home • 3 bedrooms • 2 reception rooms • Large south facing garden • Sought after location • No chain • Immense potential for modernisation and extension (STPP)