

# HUNTERS®

HERE TO GET *you* THERE

95 Clarence Road, Sutton Coldfield, B74 4AT

£699,950

Property Images



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## Property Images

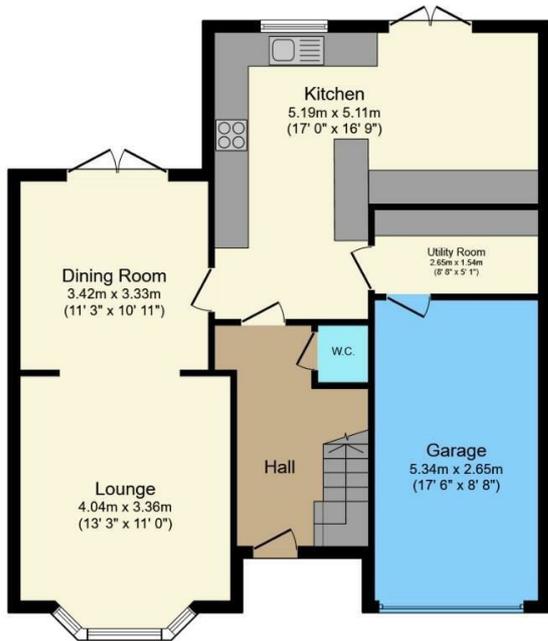


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## Property Images





**Ground Floor**



**First Floor**

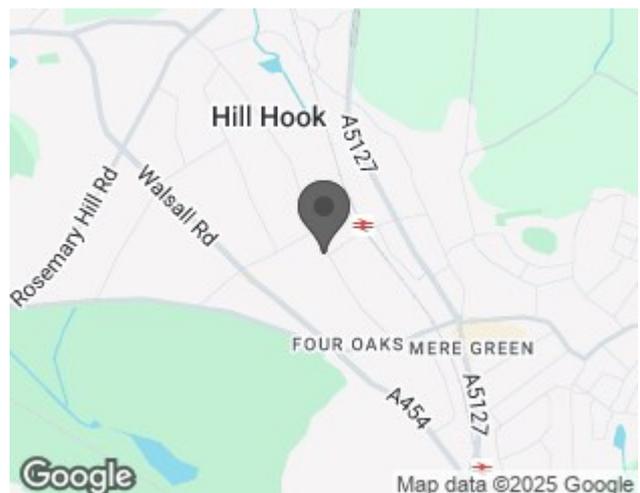
Total floor area 159.1 m<sup>2</sup> (1,713 sq.ft.) approx

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>86</b>
(69-80) <b>C</b>	<b>68</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

Superbly and very conveniently located, close to Butlers Lane railway station, Mere Green, Sutton park, Hill West and Arthur Terry School, this very deceptively spacious, improved and extended, freehold family detached really needs to be viewed internally to be fully appreciated. Gas centrally heated and double glazed, the beautiful accommodation briefly comprises;

Covered porch with electric charging point, spacious reception hall with attractive half leaded stained glass entrance, stairs to first floor and guests cloaks with refitted white suite. Lounge having feature fireplace, lovely arch to bay window and opening to dining room with double French doors to garden. Extended kitchen/breakfast room having a comprehensive range of units, comprising breakfast bar, fridge and freezer, dishwasher, microwave, space for range, Vaillant central heating boiler (serviced in February 2025) and separate utility with door to garage.

First floor, 5 bedrooms (4 doubles) and bedroom one with full width wardrobes, ensuite with a refitted white suite with high ceiling and Velux window. Luxury family bathroom with roll top bath and separate shower cabinet.

Outside, front lawn with walled boundary and block paved drive providing ample parking. Good sized secluded garden enjoying a south-westerly aspect, patio, lawn, mature tree and hedge screening and gated side access.

## Features

- Outstanding traditional family detached • 5 bedrooms • Family bathroom, ensuite and downstairs WC • 2 reception rooms • Good sized private garden with south west aspect • Garage • Extended kitchen/breakfast room • Council Tax Band E