

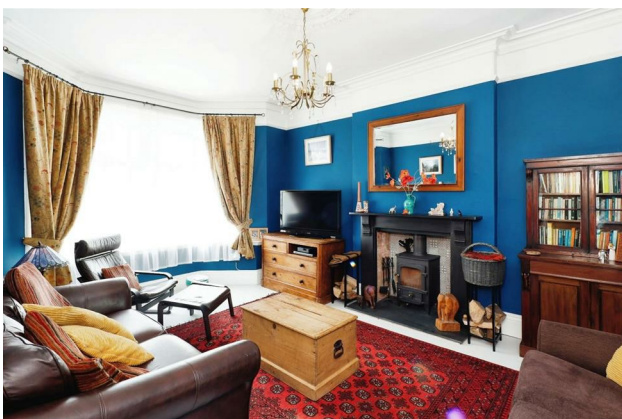
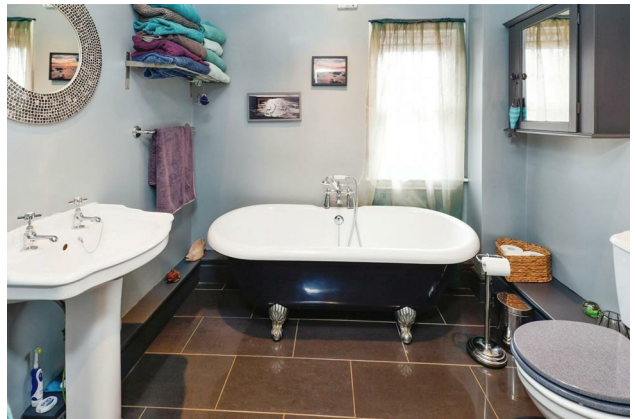
# HUNTERS®

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72 Highbridge Road, Sutton Coldfield, B73 5QE

£725,000

Property Images

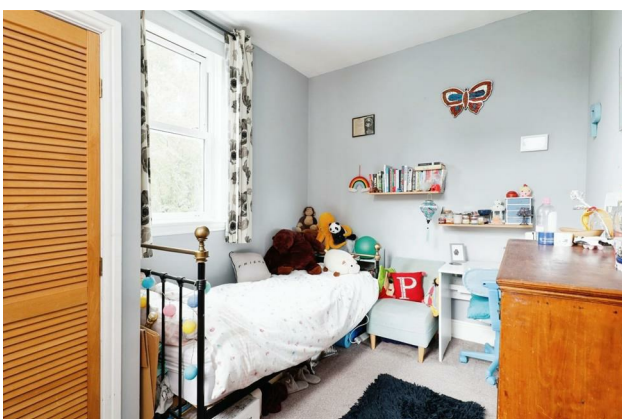
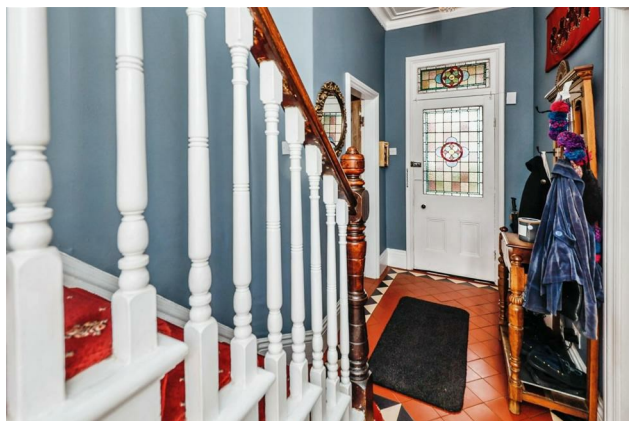




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## Property Images





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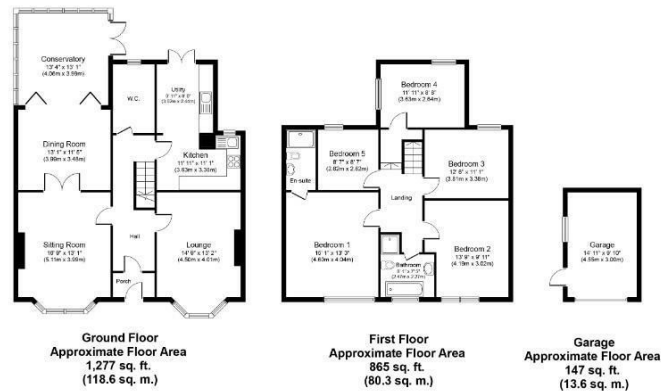
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## Property Images



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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>	<b>69</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Reception: 3 Tenure: Freehold

## Summary

Dating back to circa 1900 and having many traditional character features; incorporating ceiling roses, cornicing and stripped internal doors, this simply fabulous family detached has been considerably improved with a new roof, windows, central heating and simply must be viewed to be fully appreciated.

Very conveniently located for Wylde Green railway station, Sutton Park, local schools, public transport services and shops, the gas centrally heated and double glazed accommodation is being marketed for the first time in 21 years, briefly comprising;

Enclosed porch, reception hall with leaded stained glass entrance, tiled floor, understairs store, cloaks with white suite and tiled floor, lounge having feature gas coal fireplace, sitting room with multifuel burner, exposed timber flooring and double doors to dining room, bifold doors to conservatory/garden room with tiled floor, multifuel burner and double doors to garden. Kitchen/breakfast room having a range of solid oak faced units with granite and oak tops, space for range with extractor hood, dishwasher and opening to utility having matching units and gas central heating boiler.

On the first floor, impressive staircase with open balustrade to landing having leaded skylight. Five excellent bedrooms, bedroom one with feature fireplace, loft hatch and shower room ensuite with white suite, bedroom three and four also with fitted wardrobes, family bathroom having a refitted white suite with roll top bath and separate shower cubicle. There is a hatch with ladder to boarded loft with electric light.

Outside, front garden having in and out block paved driveway providing great off-road parking, garage with light/power and twin entrance doors, beautiful secluded rear garden having patio lawn with hedge fence, mature shrub screening, summer house and gated side entrance.

This family home simply must be viewed.

## Features

- Magnificent five bedroom Victorian detached • Three reception rooms • Kitchen/breakfast with utility • Guest cloaks • Family bathroom and shower room ensuite • Garage • Beautiful secluded rear garden • In&out driveway • Council Tax Band E