

# HUNTERS®

HERE TO GET *you* THERE

**35 Blakemore Drive, Sutton Coldfield, B75 7RN**

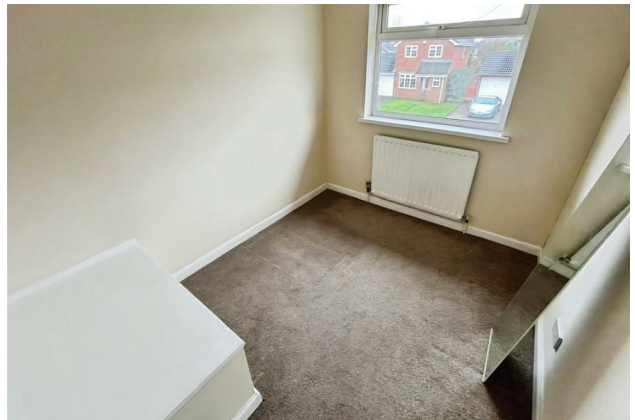
**£374,950**

**Property Images**





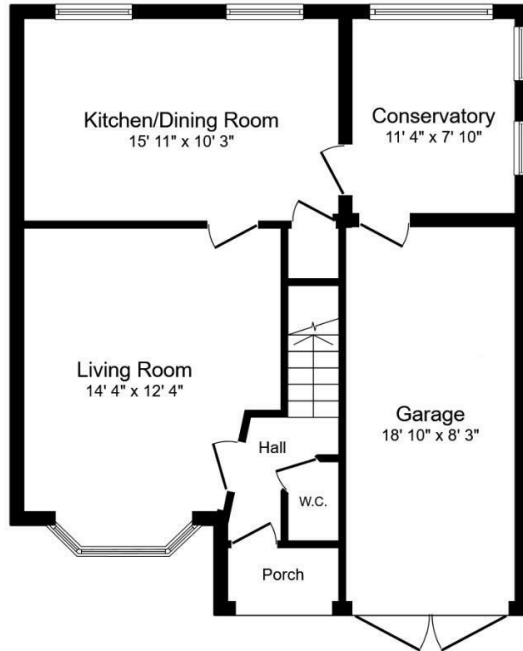
## Property Images



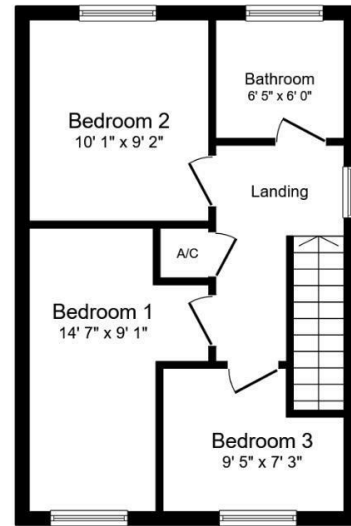
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## Floorplan



**Ground Floor**  
Floor area 695 sq.ft.



**First Floor**  
Floor area 395 sq.ft.

Total floor area: 1,090 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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>		79
(55-68) <b>D</b>	65	
(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



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

Occupying a lovely corner position, offering great extension potential (subject to planning), this spacious freehold detached is offered with no chain, gas central heating and double glazing. Conveniently located for Sutton Coldfield's amenities and local schools, the gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, reception hall with guests cloaks, living room, fitted kitchen/dining room with oven, hob and ideal gas central heating boiler, conservatory, 3 bedrooms, bathroom, garage, corner front gardens and good sized rear garden with side gated access.

## Features

- Sought after family detached • 3 bedrooms • No upward chain • Superb corner position • Conservatory • Garage • Extension potential (subject to planning) • Council Tax Band D