



6 Alderhithe Grove, Little Aston, Sutton Coldfield, B74 3BN



Specialising in Prestige Town & Country Residences
Estate House, First Floor, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA.
Telephone: 0121-354-9229
www.quantrills.co.uk enquiries@quantrills.co.uk



6 Alderhithe Grove, Little Aston, Sutton Coldfield, B74 3BN

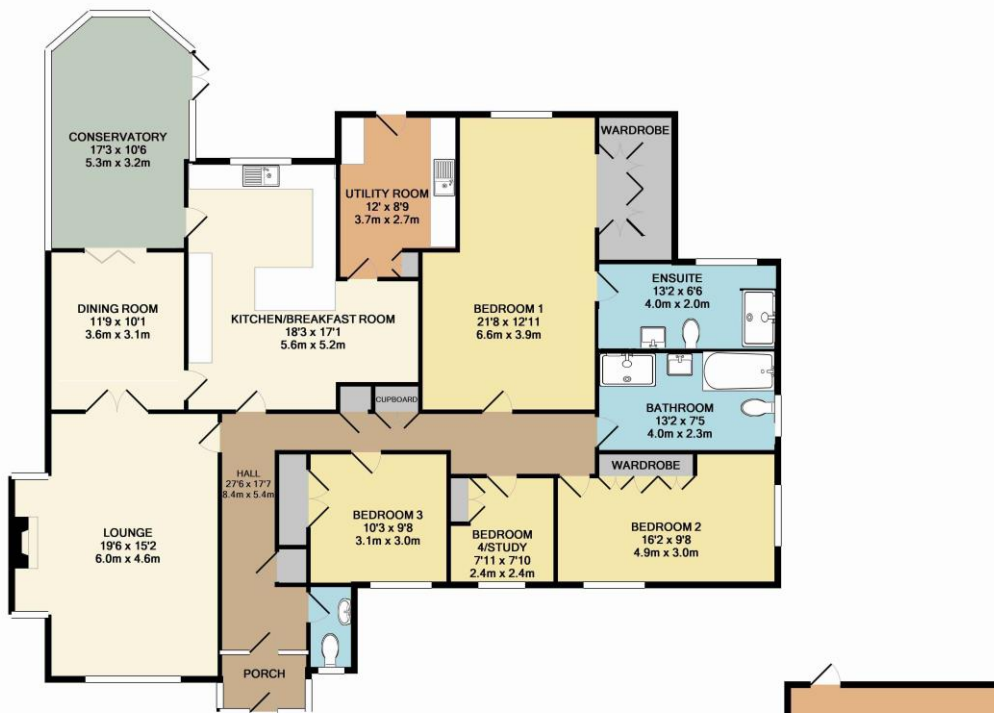
A very spacious superbly presented modern family bungalow occupying a delightful cul-de-sac setting in this highly regarded location. The spacious gas centrally heated and double glazed accommodation briefly includes: Reception hall, guest cloakroom, main bedroom suite comprising, seating area, walk in wardrobe and en-suite, two further double bedroom, fitted study/4th bedroom, main bathroom/wc, lounge, dining room, conservatory, breakfast/kitchen, utility, double garage, private rear gardens with Southerly aspect.

Guide Price: £975,000

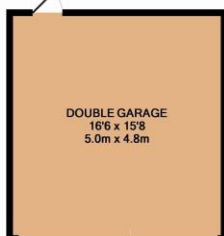
Tenure: Freehold

EPC Rating: 62 | D

Council Tax Band: G



TOTAL APPROX. FLOOR AREA 2231 SQ.FT. (207.3 SQ.M.)
 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2016



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Specialising in Prestige Town & Country Residences
 Estate House, First Floor, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA.
 Telephone: 0121-354-9229
www.quantrills.co.uk enquiries@quantrills.co.uk