

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ox Leys Road

Sutton Coldfield, B75 7HP

£2,500



Council Tax: F





# 2, Old Langley Hall Ox Leys Road

Sutton Coldfield, B75 7HP

£2,500



Porch

Hallway

W.C

Kitchen/Breakfast Room

16.11 x 9 (4.88m.3.35m x 2.74m)

Dining Room

8.9 x 9 (2.44m.2.74m x 2.74m)

Living Room

11.8 x 14.2 x 14.1 (3.35m.2.44m x 4.27m.0.61m x 4.27m.0.30m)

First Floor

Bedroom One

12.9 x 20.1 (3.66m.2.74m x 6.10m.0.30m)

Bedroom Two

12.5 x 9 (3.66m.1.52m x 2.74m)

Bedroom Three

12.5 x 9 (3.66m.1.52m x 2.74m)

Bedroom Four

7.5 x 13.11 (2.13m.1.52m x 3.96m.3.35m)

Bathroom

6.4 x 9 (1.83m.1.22m x 2.74m)

En-Suite

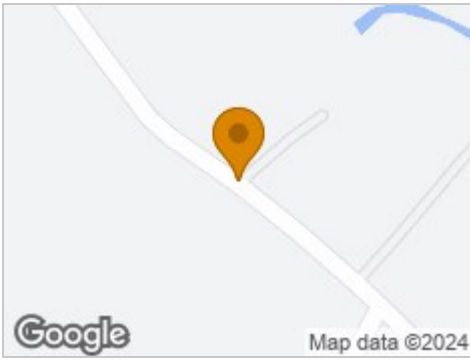
6.3 x 6.8 (1.83m.0.91m x 1.83m.2.44m)

Double Garage

21.11 x 18.2 (6.40m.3.35m x 5.49m.0.61m)



## Road Map



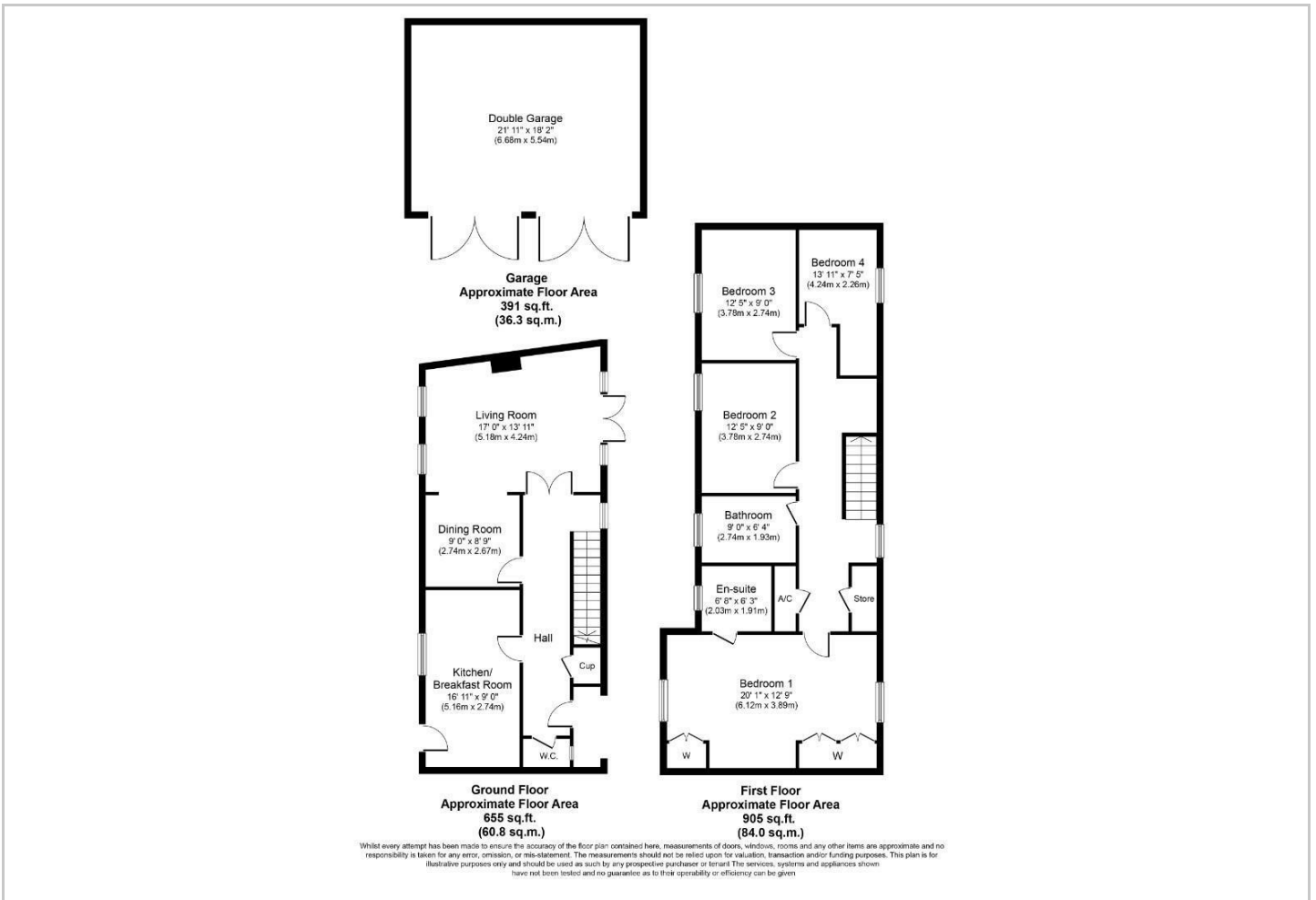
## Hybrid Map



## Terrain Map



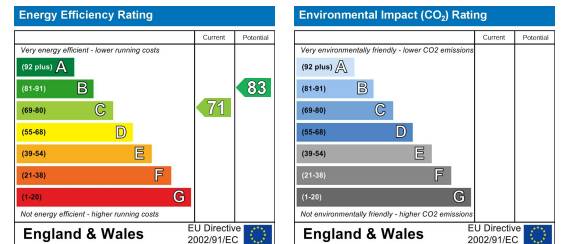
## Floor Plan



## Viewing

Please contact our Hunters Sutton Coldfield Lettings Office on 0121 321 2999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.