

# Horton & Senate



220 Sunderton Road, Birmingham, B14 6JN

£260,000

- Modern Semi Detached Home
- Kitchen/Diner
- Low Maintenance Garden
- Dual Aspect Lounge
- Two Double Bedrooms
- Off Road Parking
- Guest WC
- Family Bathroom

# 220 Sunderton Road, Birmingham B14 6JN

Fantastic opportunity to purchase a modern two bedroom semi detached family home built in 2009. Perfect for first time buyers this property is a must view straight away as it will not be around for long! Close to transport links, schools and local amenities.

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Council Tax Band: B



## Description

### Approach

Via a path splitting the fore garden and off road parking to the side.

## Ground Floor

### Entrance Hall

A welcoming hallway which has a guest wc, two storage cupboards, a central heating radiator and stairs to the first floor landing

### Lounge

A dual aspect lounge with a double glazed window to the front and double glazed patio doors to the rear leading to the rear garden.

### Kitchen/Diner

The kitchen consists of a range of modern wall and floor base units with an integrated oven and hob, space for a fridge freezer, plumbing for a washing machine and a double glazed window to the front.

## First Floor

### Landing

Has a storage cupboard a double glazed window and access to the loft

### Bedroom One

A large double bedroom with a range of fitted wardrobes and a double glazed window to the front

### Bedroom Two

A dual aspect double bedroom with windows to the front and rear.

### Family Bathroom

The suite comprises of a bath with shower over, sink and a wc.

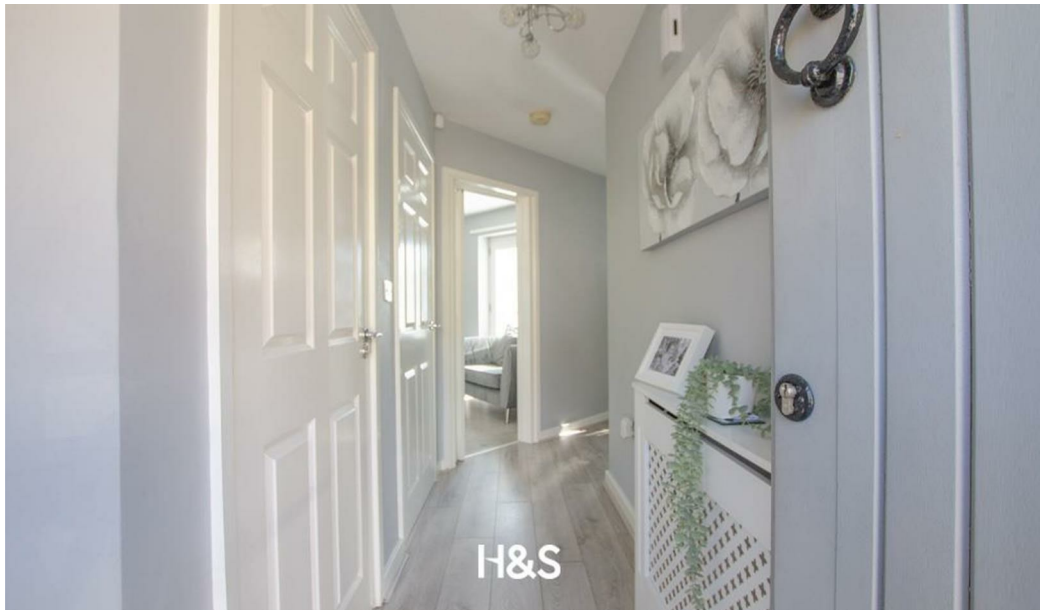
## Outside

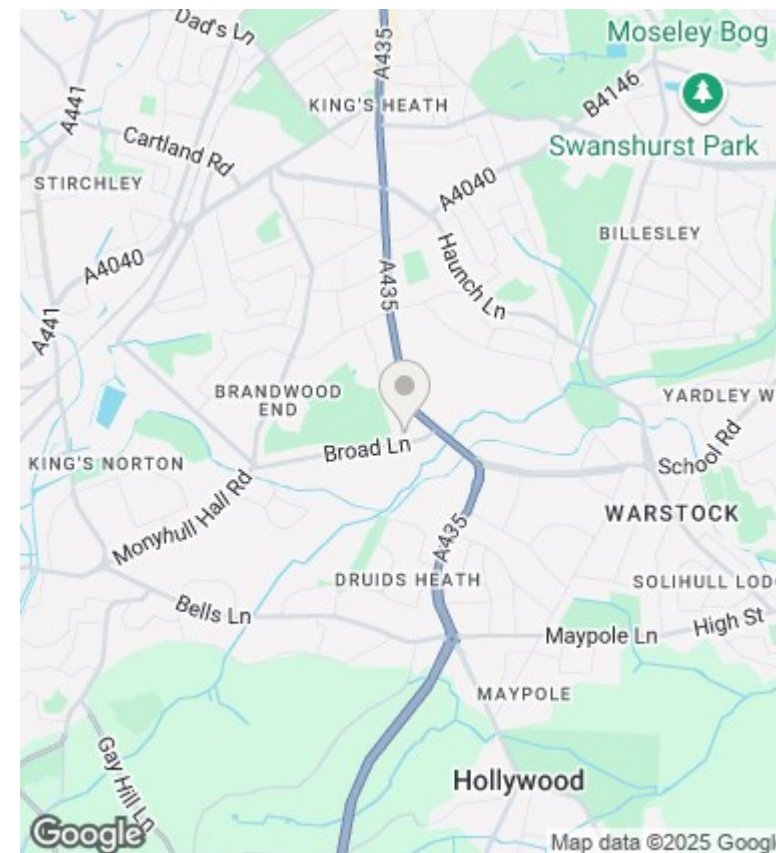
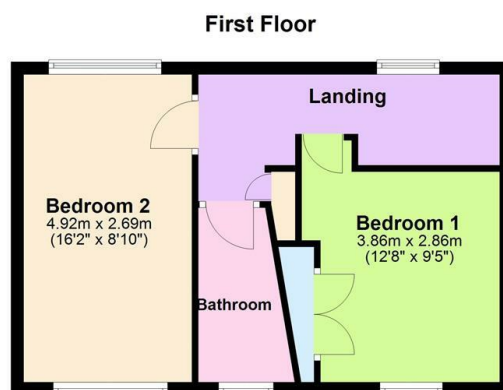
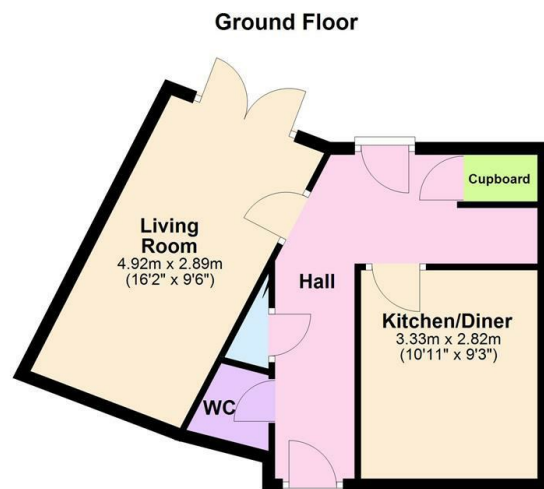
### Private Rear Garden

The garden boasts a slabbed patio area that leads to an artificial lawn with fencing to boundaries, access to the front of the property and a garden shed.









## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

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>		
(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