



Hathaway Road, Sutton Coldfield

- ****REDUCED BY £25,000****
- Two Bathrooms
- Council Tax Band C
- Attractive Living Room
- EPC TO FOLLOW

- Wonderfully Extended 5 Bedroom Semi-detached
- Refitted Kitchen/Dining Room
- Garage and Driveway for Four Cars
- Convenient and Sought-after Cul-de-sac Location

£449,950

Tenure: Freehold

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Hathaway Road, Sutton

Coldfield

DESCRIPTION

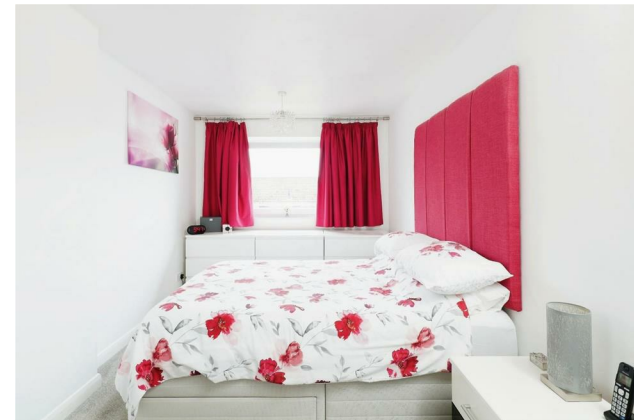
Reduced by £25,000, uniquely, this fantastically extended home has large drive and garage.

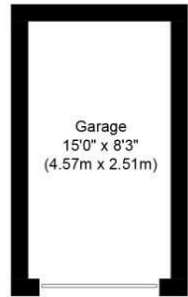
Superbly situated in a sought-after cul-de-sac, just off Hill Village Road, this deceptively spacious, extended semi-detached residence is convenient for Mere Green, Arthur Terry School and Butlers Lane railway station.

Offering very flexible accommodation with gas central heating, double glazing and downstairs bedroom with en-suite, this home simply must be seen to be appreciated and comprises; reception hall, living room with feature fireplace, downstairs bedroom with shower room/en-suite- ideal for elderly, disabled or teenager suite. Kitchen/dining room with understairs cupboard and gas Combi boiler.

On the first floor, four good size bedrooms, refitted bathroom and separate WC.

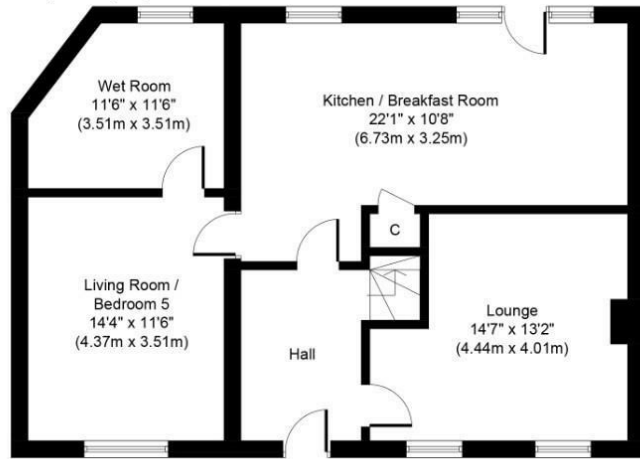
Outside corner fore garden with side tarmac driveway providing ample off-road parking and detached garage. Lovely rear gardens with patio, lawn, shrubs and trees screening and gated tradesmen access.



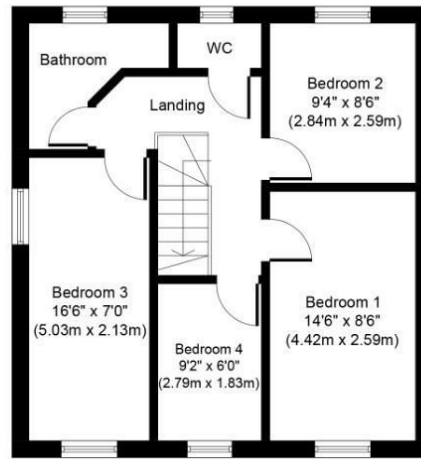


(Not Shown In Actual Location / Orientation)

Garage
Approximate Floor Area
126 Sq. ft.
(11.7 Sq. m.)



Ground Floor
Approximate Floor Area
846 Sq. ft.
(78.6 Sq. m.)



First Floor
Approximate Floor Area
553 Sq. ft.
(51.4 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. 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.

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Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

32a Beeches Walk, Sutton Coldfield, B73 6HN

Tel: 0121 355 0555 Email:

sutton@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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