



## 31 Braemar Road, Sutton Coldfield

- Superb Extended Family Detached
- Refitted Kitchen/Breakfast Room
  - Study Loft Conversion
- Utility and Guest Cloaks
  - Council Tax Band E
- Lounge with Inglenook Fireplace
  - Three Double Bedrooms
- Separate Extended Dining Room
- Refitted Bathroom with Separate Shower
  - Beautiful Secluded Garden

**Asking Price £565,000**

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This attractively situated, highly desirable, freehold family detached occupies a fabulous location approached from either Somerville Road or Stonehouse Road, accessible for Sutton Park, local schools Boldmere village and Sutton's town centre. Thoughtfully extended to the rear, side and into the loft, the property, which is offered with no chain, simply must be seen and has double glazing and replacement gas Combi boiler.

In brief, the lovely accommodation comprises; enclosed porch, spacious hall with guest cloaks, lounge with feature inglenook fireplace, separate extended dining room, refitted extended kitchen/breakfast room with oven and hob, side utility opens to rear garden and gated front access. On the first floor, three double bedrooms, refitted fully tiled family bathroom with separate shower. On the second floor, a further study/hobbies room with stunning views and under eaves storage. There is a single garage, fore garden with block paved driveway and beautiful, private good size rear garden.






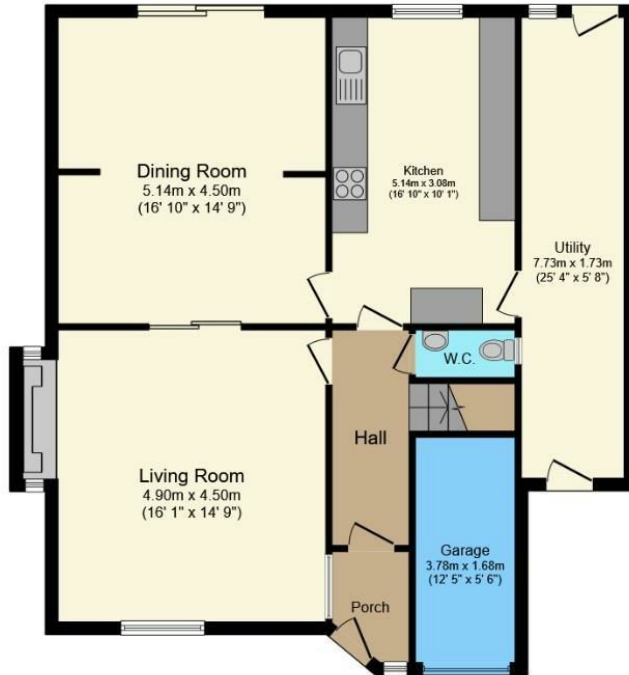




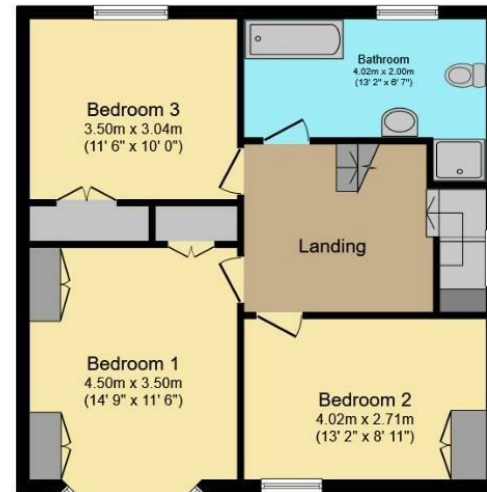
# ENERGY PERFORMANCE CERTIFICATE

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		
	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 170.7 sq.m. (1,838 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.



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

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