



## 45 Sunnybank Road, Sutton Coldfield

- Beautifully improved and extended family detached
  - Four bedrooms
- Outstanding refitted kitchen breakfast room with utility
  - Luxury bathroom with separate shower
  - Council Tax Band E
- Much sought after location
  - Two reception rooms
- Impressive hall with guest cloaks
  - Good sized garden

**£539,950**

**HUNTERS®**

HERE TO GET *you* THERE

Offered with no chain and immense potential for further extension subject to planning, this exceptionally well situated characterful home sits on a very impressive sweeping corner plot and enjoys a great sized rear garden, within walking distance of both Wylde Green railway station and Boldmere village. The substantially extended, freehold traditional detached family residence simply must be viewed internally to be fully appreciated.

Much improved, converted and renovated from 2015, the property has been rewired, had replacement boiler, new kitchen, new bathroom, new guests cloaks and utility - but still retains many original features.

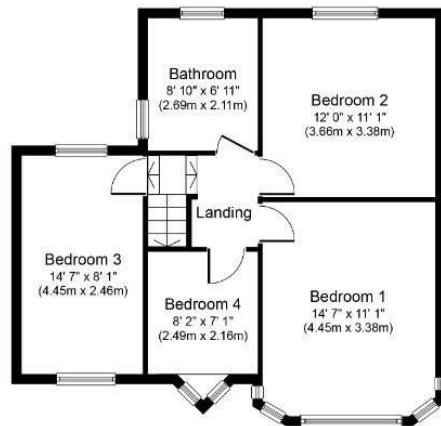
The gas centrally heated, double glazed accommodation, briefly comprises; enclosed porch, reception hall having oak floor and under stairs store, guests cloaks having a refitted white suite, dining room having a feature brick open fireplace, oak floor and bay window, living room having feature fireplace with side displays, oak floor and lovely bay incorporating French door to garden, kitchen/ breakfast room having a comprehensive range of refitted white faced units with glazed worktops and splashbacks, twin ovens, hob and extractor with feature island breakfast bar, timber flooring and opening to utility area.

First floor landing to 4 bedrooms (bedroom four currently a study with hatch and ladder to half boarded loft), luxury bathroom, having a refitted white suite with standalone bath shower over with separate shower cubicle.

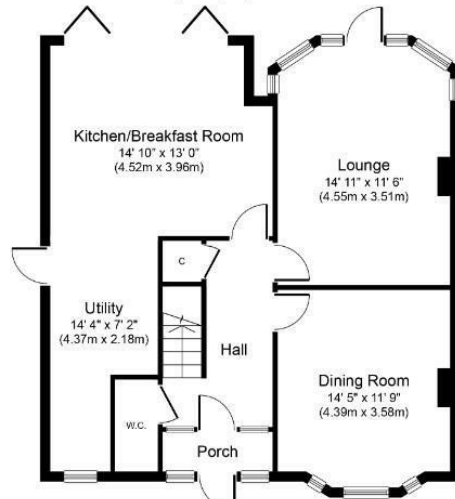
Outside, a fore garden having wide paved driveway, and good sized mature rear garden having raised timber decking, lawn with mature tree screening and rear 5m x 5m hardstanding for cabin shed with storage beyond.







First Floor  
Approximate Floor Area  
611 sq. ft.  
(56.8 sq. m.)



Ground Floor  
Approximate Floor Area  
751 sq. ft.  
(69.7 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.

## 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.



## 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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

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

32a Beeches Walk, Sutton Coldfield, B73 6HN

Tel: 0121 355 0555 Email:

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