



4 Woodleigh Road, Sutton Coldfield

- Superbly extended family detached
 - Four excellent bedrooms
 - Outstanding Kitchen family room
 - Study, utility and guests cloaks
- Impressive corner location
- Bedroom one with shower room, dressing room, and ensuite
- Large lounge and dining area
- Council Tax Band E

£575,000

HUNTERS[®]
HERE TO GET *you* THERE

This well-arranged, well-maintained and considerably extended freehold detached family residence occupies a fabulous and imposing position on the corner of Marchmount Road, just off Birmingham Road within very easy access of Sutton Coldfield amenities, shops, schools and public transport. The gas centrally heated and double glazed accommodation simply must be viewed to be fully appreciated.



The property comprises; enclosed porch reception, hall with stairs to first floor, guest cloaks having a refitted white suite, kitchen/family room having a comprehensive range of refitted units, including double oven with microwave, hob and extractor, dishwasher, fridge freezer, oak breakfast bar, beautiful sky lantern, bifold doors to garden and feature dual aspect log burner that can be enjoyed in both the family room/kitchen and lounge area. Lounge opening to dining area both with French doors to garden and lovely study.



First floor with open tread staircase and glazed balustrade to landing, with airing cupboard housing Worcester combi Boiler, four excellent bedrooms, bedroom one with full width fitted wardrobes, refitted shower ensuite with white suite and separate dressing room, family bathroom having white suite with bath and shower over.

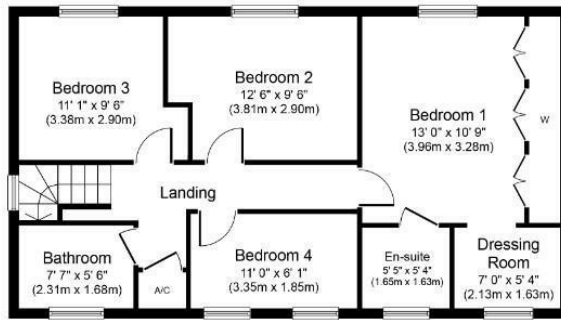


Outside, garage ,rear garden having a wide patio lawn with shrub and fence screening, gated trades access. Sweeping corner fore garden having lawn with mature pine trees and block paved driveway providing ample parking for several cars and additional space for boat /caravan etc.

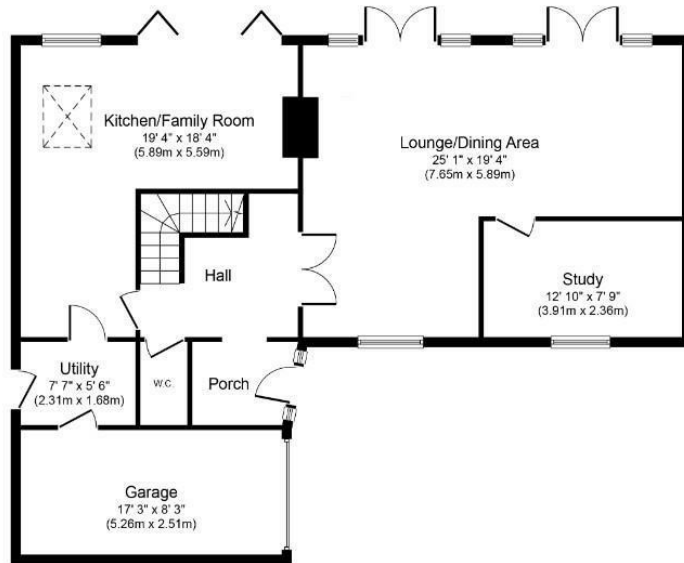


Early viewing strongly recommended.





First Floor
 Approximatel Floor Area
 693 sq. ft.
 (64.4 sq. m.)



Ground Floor
 Approximatel Floor Area
 1,098 sq. ft.
 (102.0 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) A | | |
| (81-91) B | | 84 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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