



29 Marston Road, Sutton Coldfield

- Characterful extended semi-detached residence
 - Lounge and dining room
 - First floor bathroom
 - Gas central heating and double glazing
- Parking Bay Outside Owned by Current Owner
- Three bedrooms
- Extended refitted kitchen, lovely breakfast room, guests cloaks
- Sought-after and convenient location
- Council tax C

£365,000

HUNTERS[®]
HERE TO GET *you* THERE

This exceptionally well arranged, well maintained and very spacious traditional period semi-detached residence occupies a much sought-after and very convenient location - just off Chester Road and Boldmere Road, within very easy access of Sutton Coldfield amenities, Boldmere village, local schools and public transport services.

The gas centrally heated and double glazed accommodation which retains many original features must be viewed internally to be fully appreciated.

The property briefly comprises; porch, impressive reception hall, lounge with feature fireplace and wood burning stove, separate dining room with fireplace, guests cloaks and pantry store, refitted kitchen opening to breakfast room/garden room with lantern light roof. First floor, three excellent bedrooms and family bathroom with refitted white suite. Outside, fore garden with paved path approach and lovely rear garden having lawn, pathway, fence/hedge surround and trades side entrance.







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 lending 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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