



Juniper Close, , Sutton Coldfield, B76 1SR

- Lovely end terraced house
- Bathroom with shower
- Conservatory
- Kitchen with oven and hob
- Council Tax Band D
- Quiet location within 50 yards of New Hall Valley Country Park
- Guest cloaks
- Private garden
- 2 bedrooms

Offers Over £275,000



Juniper Close, , Sutton Coldfield, B76 1SR - Offers Over £275,000

DESCRIPTION

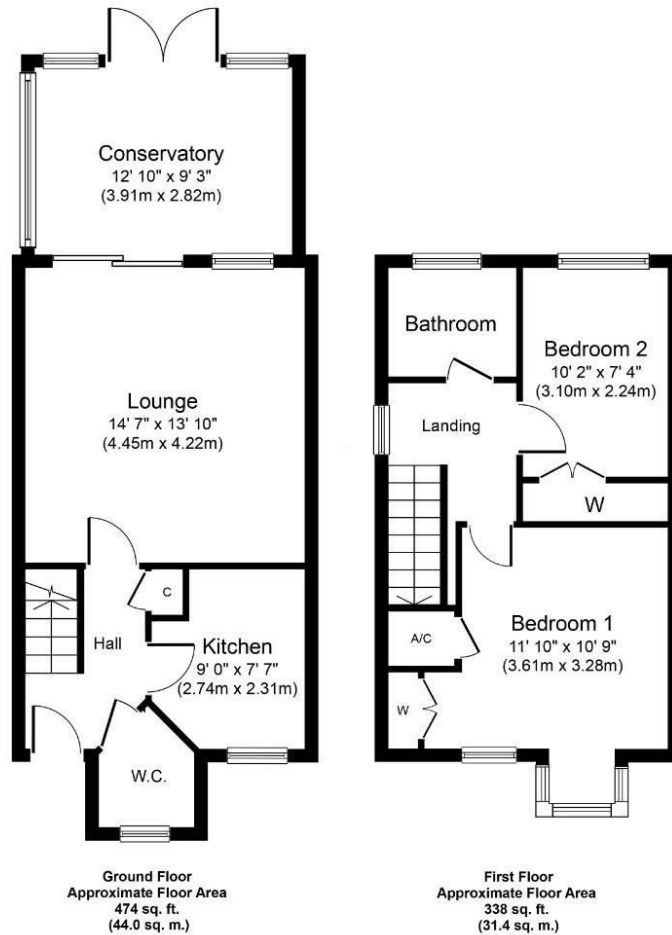
****FURTHER REDUCED BY £10,000**** Offered with no upward chain and in a sought after and convenient cul de sac just off Sir Alfreds Way and Hollingberry Lane, the property occupies a quiet location within 50 yards of New Hall Valley Country Park and is perfect for first-time buyers. This lovely freehold end terraced home must be viewed.

The gas centrally heated and double-glazed accommodation briefly comprises; porch to hall, guest cloaks, fitted kitchen with oven, hob and central heating boiler, attractive lounge opening to spacious conservatory, 2 bedrooms and bathroom with white suite and shower.

Outside fore garden with lawn, drive approach and parking for two cars. Pleasant rear garden with side trades access.







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.

Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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			
(69-80) C			
(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.

