

HUNTERS[®]

HERE TO GET *you* THERE



Foxlands Drive

Sutton Coldfield, B72 1YZ

£459,950



Council Tax: E



2 Foxlands Drive

Sutton Coldfield, B72 1YZ

£459,950



KITCHEN

13'9 x 11'5 (4.19m x 3.48m)

DINING ROOM

11'5x10'10 (3.48mx3.30m)

LOUNGE

14'4 x 15'2 (4.37m x 4.62m)

GARAGE

8'4 x 16'4 (2.54m x 4.98m)

BEDROOM ONE

10'8 x 11'7 (3.25m x 3.53m)

BEDROOM TWO

11'9 x 12'9 (3.58m x 3.89m)

BEDROOM THREE

8'4 x 12'6 (2.54m x 3.81m)

BEDROOM FOUR

8'5 x 7'3 (2.57m x 2.21m)

This exceptionally well maintained and well arranged, spacious, freehold detached family residence occupies a superb corner position, approached from Fourlands Avenue via Penns Lane within very easy access of Wylde Green and Sutton Coldfield amenities. With gas central heating and double glazing, the accommodation which is very well presented throughout and must be viewed to be fully appreciated, briefly comprises;

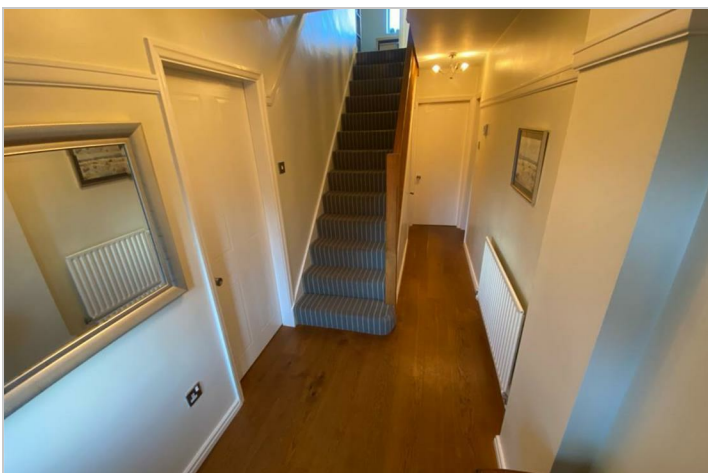
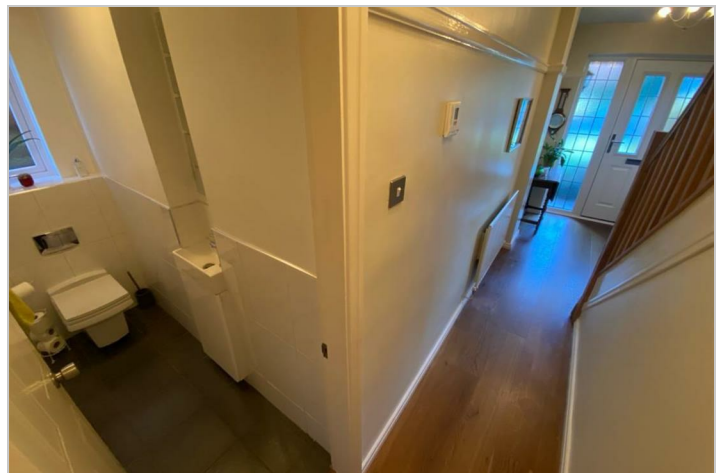
Reception hall having oak flooring and guest cloaks having a refitted white suite, lounge having a beautiful feature brick built Inglenook fireplace with inset gas log burning fire, oak flooring opening to dining room, also with oak

flooring, fitted kitchen/breakfast enjoying a comprehensive range of fitted units with built-in oven, hob and dishwasher.

On the first floor, four excellent bedrooms, two with fitted wardrobes and bedroom one with refitted shower ensuite. Family bathroom having a refitted white suite

Outside, garage, corner front garden having lawn shrubs and drive approach, private rear garden having patio, lawn shrubs and trades entrance.

Early viewing very strongly recommended.



Road Map



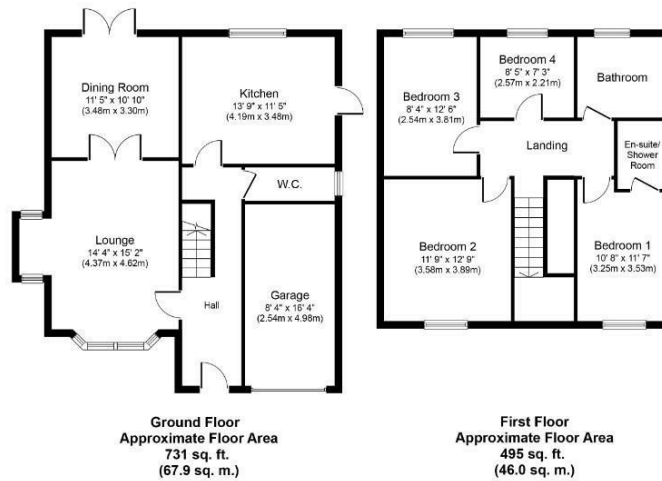
Hybrid Map



Terrain Map



Floor Plan

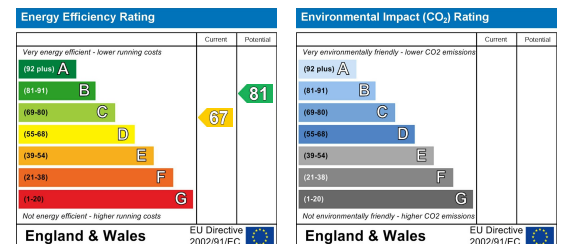


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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 Efficiency Graph



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.