



## 6 New Hall Grange Close, Sutton Coldfield

- Quite outstanding family detached
- Luxury family bathroom and shower room ensuite
- Magnificent fully fitted kitchen/family room with utility off
  - Double garage
  - Private drive approach
- Four excellent double bedrooms
  - Two super reception rooms
- Impressive reception hall with guest cloaks
- Landscaped South facing gardens
  - Council Tax Band G

**£720,000**





Beautifully and very thoughtfully constructed by Kendrick Homes in 2015, enjoying the remainder of NHBC guarantee, this immaculately appointed, superbly well arranged freehold detached family residence is offered with no upward chain. The property occupies a lovely private cul-de-sac position off Beech Hill Road, within very easy access of Wylde Green and Sutton Coldfield's amenities, with great local schools, public transport services and the nearby 2400 acre Sutton park. Superbly maintained by the original owner from new, significantly upgraded with solid oak doors throughout and the benefit of fully annually serviced underfloor central heating to the ground floor, double glazing and radiators to first floor, the stunning accommodation in brief comprises;

Covered porch entrance, spacious reception hall having under stairs storage cupboard, guest cloaks having a superb white suite, formal dining room with bay window, living room with a feature limestone fire surround and gas fire, fitted kitchen/family room having an incredible comprehensive range of fitted units with quartz surfaces incorporating built-in dishwasher fridge/freezer, wonderful range cooker with extractor hood over breakfast bar and opening to utility having matching units and wall mounted central heating boiler annually serviced.

First floor landing with hatch to insulated loft, substantial airing cupboard, four excellent double bedrooms, bedrooms one, two and three with fitted wardrobes and stunning ensuite to main bedroom. Family bathroom having a superb white suite with standalone bath and separate shower cubicle.

Outside, double garage having electrically operated up and over door, front garden occupying a wide frontage to the road having lawn with shrubs and wide block paved driveway providing ample parking, landscaped rear garden enjoying a southerly aspect having twin paved patios, lawn and fenced surround, offering great privacy.



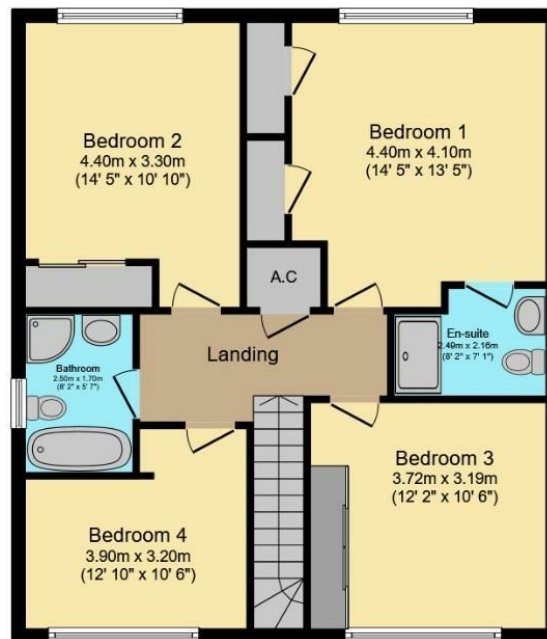








**Ground Floor**



**First Floor**

Total floor area 194.4 sq.m. (2,093 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### 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>                          |  |                         | <b>91</b> |
| (81-91) <b>B</b>                            |  | <b>84</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</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.

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