



## 81 Coleshill Road, Curdworth, Sutton Coldfield

Superb extended family detached

4 excellent bedrooms

Beautiful gardens

Magnificent 25' x 9'3 kitchen/family room

Highly sought after and convenient village

3 car garage

2 reception rooms

Council Tax Band F

**£529,950**

**HUNTERS®**

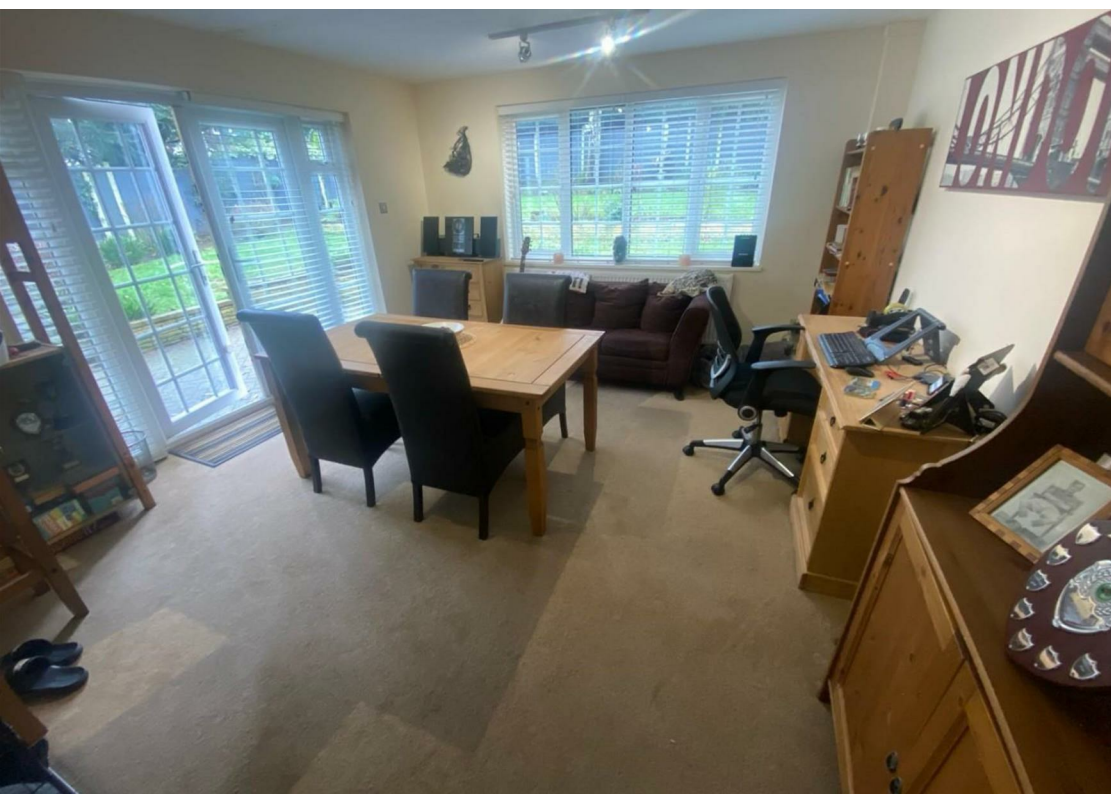
HERE TO GET *you* THERE

Offered with no upward chain and situated on the corner of The Mount in this highly regarded and convenient village, this very spacious and extended family detached home which benefits from gas central heating and double glazing briefly comprises;

Enclosed porch, hall with cloaks cupboard and guests cloakroom, lounge with feature fireplace, superb fitted kitchen/breakfast room with double oven, hob, full fridge, freezer, dishwasher and opening to extended dining/family room. Utility having Potterton central heating boiler. Four double bedrooms all with fitted wardrobes, bathroom and separate shower room.

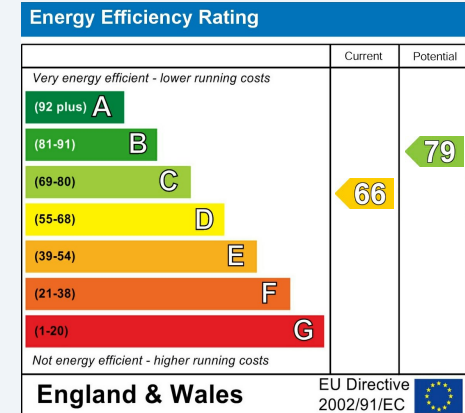
Outside, three car garage, block paved driveway providing ample off road parking and lovely private landscaped rear garden with trades entrance.

Internal viewing is essential to fully appreciate the wonderful size of this family home.



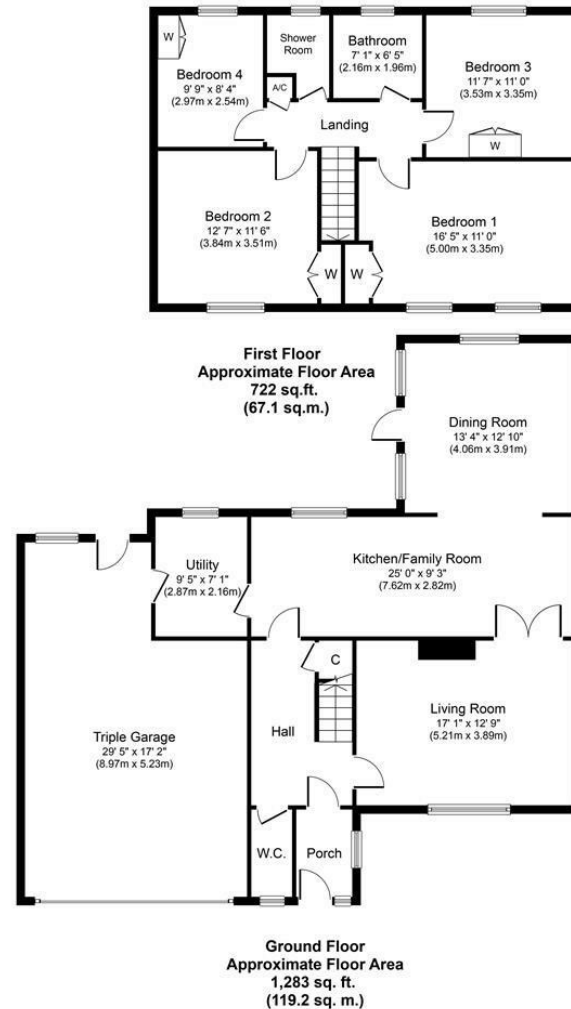
# ENERGY PERFORMANCE CERTIFICATE

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.



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



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.



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