

HUNTERS[®]

HERE TO GET *you* THERE



Roxburgh Road

Sutton Coldfield, B73 6LD

Offers Around £520,000



Council Tax: E



11 Roxburgh Road

Sutton Coldfield, B73 6LD

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KITCHEN

14'3 x 9'0 (4.34m x 2.74m)

UTILITY

16'9 x 5'7 (5.11m x 1.70m)

LOUNGE/DINING ROOM

25'2 x 14'1 (7.67m x 4.29m)

HOBBY ROOM

9'10 x 9'0 (3.00m x 2.74m)

BEDROOM ONE

14'7 x 12'0 (4.45m x 3.66m)

BEDROOM TWO

11'9 x 11'1 (3.58m x 3.38m)

BEDROOM THREE

11'3 x 7'8 (3.43m x 2.34m)

BEDROOM FOUR

10'6 x 10'5 (3.20m x 3.18m)

BATHROOM

8'2 x 6'5 (2.49m x 1.96m)

GARAGE

15'10 x 13'6 (4.83m x 4.11m)

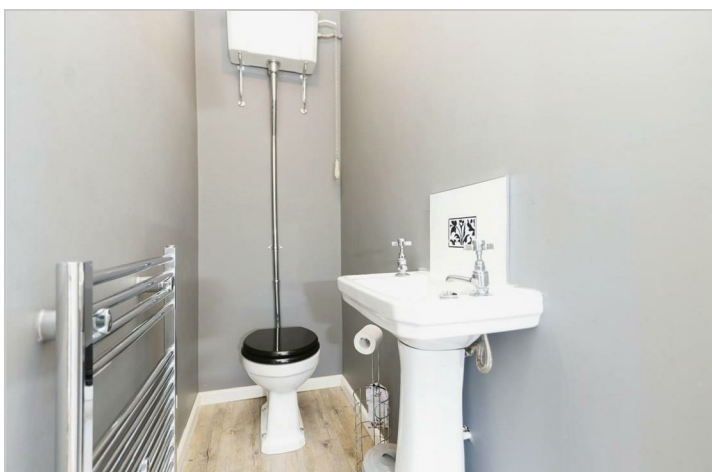
Offered with no chain and superbly located just off Braemar Road, close to Boldmere village, Sutton Park, great local schools and public transport services, this very deceptively spacious detached family home has to be seen.

Considerably improved throughout and offering huge potential for extension and enlargement, the gas centrally heated and double glazed accommodation, which is spread over four floors, briefly comprises;

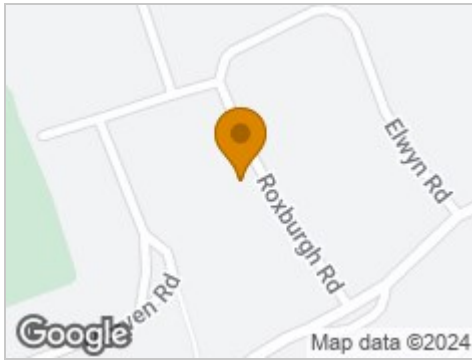
Spacious hall with refitted guest cloaks and bedroom four/dining

room, stairs down to attractive good sized living room, refitted kitchen/breakfast room and spacious utility with further stairs down to lower ground floor hobbies room. On the first floor there are three further bedrooms and family bathroom with white suite.

Outside, in and out block paved driveway, double garage and super private rear garden, enjoying a southerly aspect and trades side entrance.



Road Map



Hybrid Map



Terrain Map



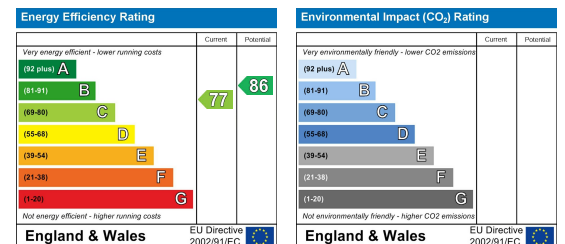
Floor Plan



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.