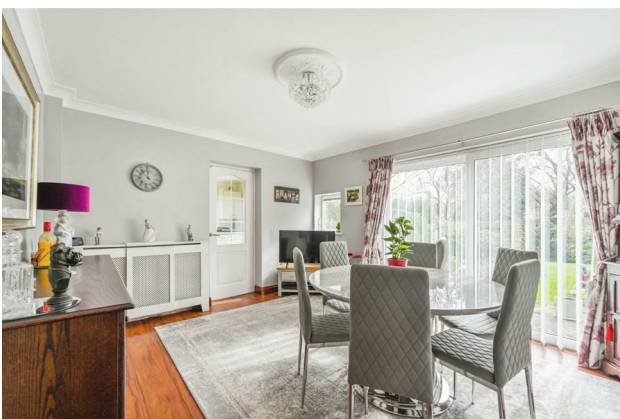


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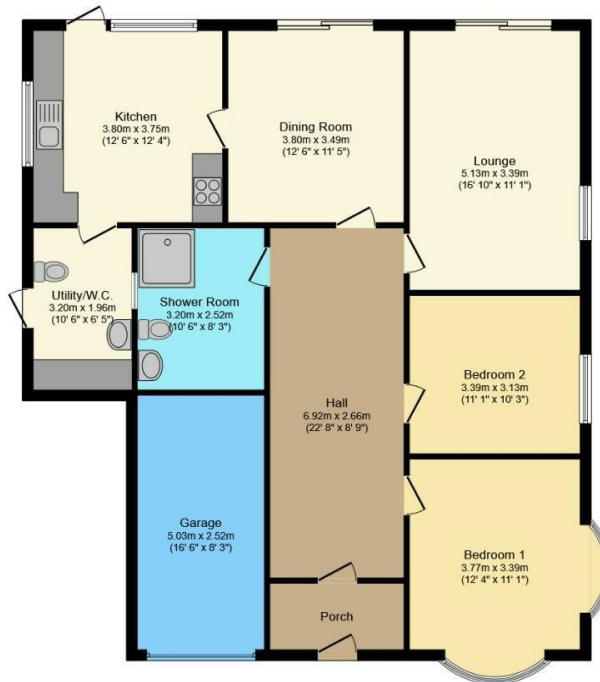


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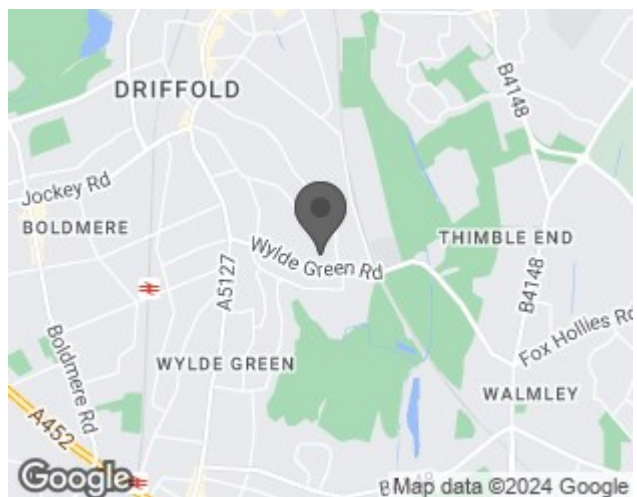
Total floor area 123.4 sq.m. (1,328 sq.ft.) approx

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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(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	

Map



Summary

Enjoying a much sought after location close to central Sutton, this exceptionally well maintained, well-arranged, spacious, freehold, traditional detached bungalow occupies a pleasant and highly regarded end of cul-de-sac position just off Pilkington Avenue.

The gas centrally heated and double glazed accommodation which has the additional benefit of solar panels must be viewed internally to be fully appreciated, and briefly comprises;

Porch, spacious hall with storage cupboard, living room having a feature Inglenook fireplace, separate dining room, lovely kitchen with oven, hob and extractor fan, separate utility and refitted guests cloaks having a white suite, two excellent double bedrooms, bedroom 2 with fitted wardrobes, spacious refitted shower room having a white suite.

Outside, front garden having lawn, deep driveway providing ample off road parking, very good sized, private rear garden enjoying a southerly aspect with patio lawn, mature trees, trades entrance and garage.

This property is being sold for the first time in some 26 years and there is immense potential for extension (subject to planning permission).

Features

- REDUCED BY £25,000 • Two double bedrooms • Two reception rooms • Lovely kitchen with separate utility • Refitted guests cloaks • Shower room • Garage • Good size private gardens enjoying southerly aspect • Council Tax Band E • Fabulous traditional detached bungalow