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46b Maney Hill Road, Sutton Coldfield, B72 1JR
£695,000

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Total floor area 274.3 m² (2,952 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	86	86
(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

****£30,000 REDUCTION**** This exceptionally well arranged, very deceptively spacious, freehold detached family residence, built in 1992, occupies a pleasant and much sought after location. Convenient for Sutton Coldfield town centre amenities, great local schools including Plantsbrook, Sutton Park and public transport services nearby, the property is being sold for the first time in 25 years.

Offering unrivalled elevated views over Sutton Coldfield and enjoying an exceptional EPC rating of B, the double glazed accommodation which has the benefit of gas central heating simply must be viewed and briefly comprises;

Covered porch, commodious hall with under stairs store and spacious study, to the first floor, landing having guest cloaks with white suite, lounge with beautiful feature fireplace and bifold doors to conservatory opening to garden, large separate dining room, kitchen/breakfast having a range of laminate faced units with granite work surfaces, double oven, four ring hob and side hot plate, fridge/freezer and dishwasher. On the second floor, approached via a further staircase, landing with airing cupboard and four double bedrooms - all with fitted furniture, family bathroom having a white suite with separate shower. On the third floor, approached by a further staircase, study landing to main bedroom with fitted furniture, terrific views and bathroom ensuite with white suite.

Outside, large garage with electrically operated up and over door, Worcester Bosch central heating boiler, large store and utility. The garage was originally built as a four car garage with the utility store having been formed to the rear. Front garden having a wide block pave driveway providing ample off-road parking, pleasant rear garden having patio to raised lawn with fenced and walled surround and trades entrance.

Features

- Quite remarkable and unique family detached
- Magnificent accommodation set on four floors
- Five double bedrooms
- Two bathrooms
- Three outstanding reception rooms
- Super conservatory
- Fully fitted Kitchen
- Large garage and utility with store
- Sought-after and convenient location
- Council Tax Band F