



Sherifoot Lane, Sutton Coldfield

Offers Over £850,000



Sherifoot Lane, Sutton Coldfield

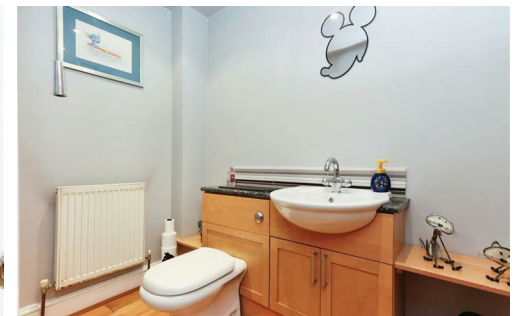
DESCRIPTION

Beautifully and very conveniently located on a magnificent south facing $\frac{1}{4}$ acre plot, this improved extended and highly desirable traditional detached family home simply must be viewed internally to be fully appreciated. Just off Hill Village Road and within easy walking distance of Mere Green's amenities, Arthur Terry School, Butlers Lane Train Station, occupies a prime location, the gas centrally heated, double-glazed accommodation briefly comprises; large covered porch, impressive hall, lounge and dining room with oak flooring, guest cloaks, fitted kitchen with granite tops, double oven, hob, extractor and dishwasher, separate utility with matching units, and a lovely full width conservatory.

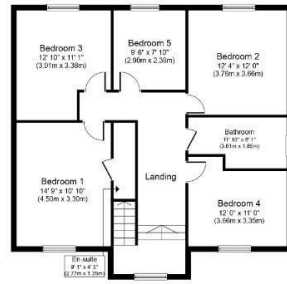
On the first floor are five double bedrooms, with laminate flooring, en-suite bathroom and family bathroom both with white suites and showers over.

Outside is a large garage with regularly serviced Baxi combination boiler and corridor to garden, foregarden with shrub screening and wide block paved driveway, magnificent south facing rear garden with patio, extensive lawn and tree and shrub screening.

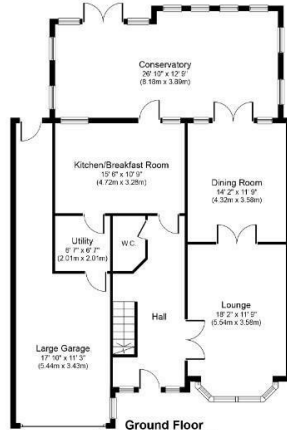
- Excellent Location
- Five Double Bedrooms
- Stunning South Facing Gardens Approaching $\frac{1}{4}$ Acre
- Luxury Kitchen/Breakfast
- Separate Utility and Cloaks
- Two Superb Reception Rooms
- Two Bathrooms
- Large Garage
- Outstanding Conservatory
- Council Tax Band E







First Floor
Approximate Floor Area
938 sq. ft.
(87.1 sq. m.)

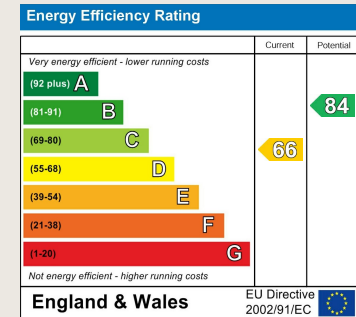


Ground Floor
Approximate Floor Area
1406 sq. ft.
(130.6 sq. m.)

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.

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.

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