



## Wyndley Lane, , Sutton Coldfield, B73 6EP

- Stunning secluded yet convenient location
- 5 bedrooms
- Large extension potential
- Spacious kitchen/breakfast
- Utility and guest cloaks
- Traditional detached
- 2 reception rooms
- Mature gardens with southerly aspect
- Garage
- Council Tax Band G

**Offers Over £750,000**



# Wyndley Lane, , Sutton Coldfield, B73 6EP - Offers Over £750,000

## DESCRIPTION

Enviably located in an elevated position with views over Sutton Park, this spacious traditional detached family home is so conveniently located for Sutton's town centre, in close proximity to a great selection of restaurants and cafe's, Wyndley Leisure Centre, schools and public transport services.

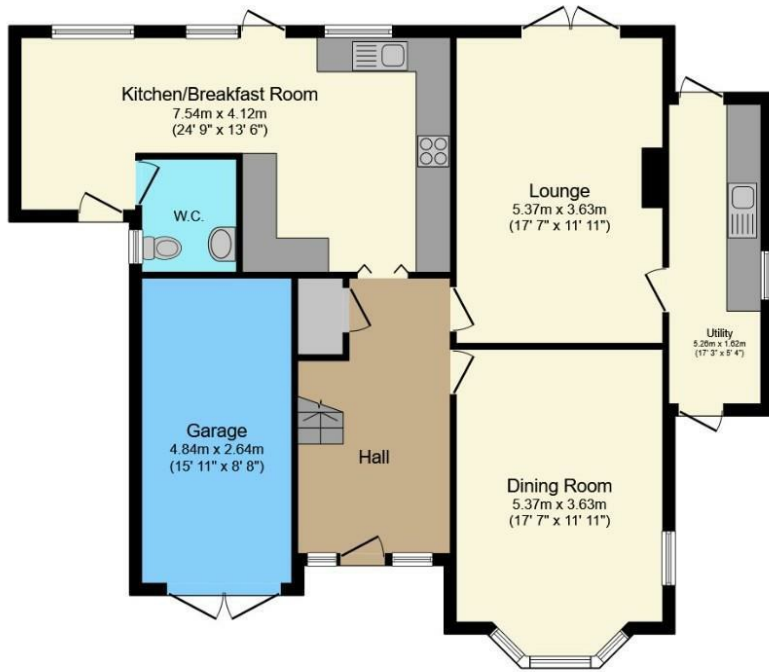
Approached from Driffold and Manor Hill, offering immense potential for extension and certain modernisation, the gas centrally heated and double glazed property simply must be viewed, briefly comprising;

Covered porch, impressive hall, two lovely reception rooms, large kitchen/breakfast room, guest cloaks, side utility and garage. There are four great first floor bedrooms, bedroom 5/study and a family bathroom. Outside, front garden with drive approach and a beautiful secluded mature rear garden, enjoying a southerly aspect.

There is huge extension potential subject to planning permission.







**Ground Floor**



**First Floor**

Total floor area 192.5 m<sup>2</sup> (2,072 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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**Viewings**

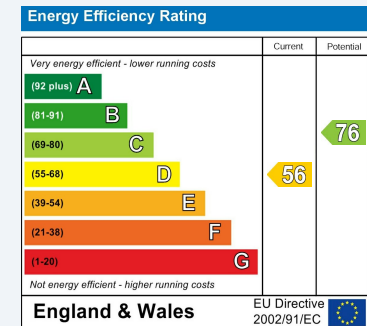
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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.

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