

# HUNTERS®

HERE TO GET *you* THERE

3 Mayfield Road, Wylde Green, Sutton Coldfield, B73 5QL

**Offers Around £575,000**

Property Images





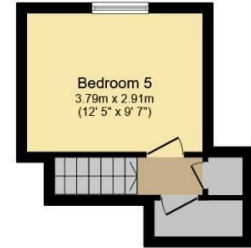
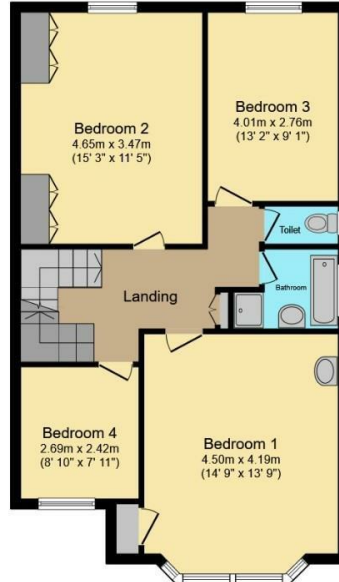
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## Property Images



## Floorplan



**Ground Floor**

**First Floor**

**Second Floor**

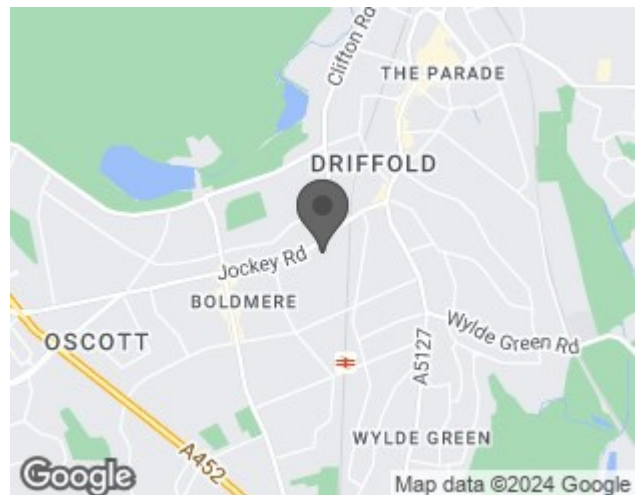
Total floor area 187.1 sq.m. (2,014 sq.ft.) approx

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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Occupying an extremely convenient location, just off Jockey Road and offered with no upward chain, this characterful traditional freehold semi-detached property offers truly marvellous potential for a wonderful family home. Very accessible for Wylde Green railway station, great schools, local shops and Sutton Park, the gas centrally heated and part double glazed accommodation, which simply must be viewed to be fully appreciated, briefly comprises;

Enclosed porch, impressive reception hall, two beautiful reception rooms with fireplaces and a further third reception room, extended fitted kitchen, guest cloaks, four first floor bedrooms, bathroom and separate WC, second floor bedroom and storage. Outside, front garden having lawn and driveway and very good sized mature rear garden.

Extension potential subject to planning permission.

## Features

- Much sought after and convenient location
- 5 bedrooms
- 3 storey traditional semi detached
- Lovely good sized garden
- 3 reception rooms
- Kitchen
- Guests WC
- Huge extension potential subject to planning
- Council Tax Band E