

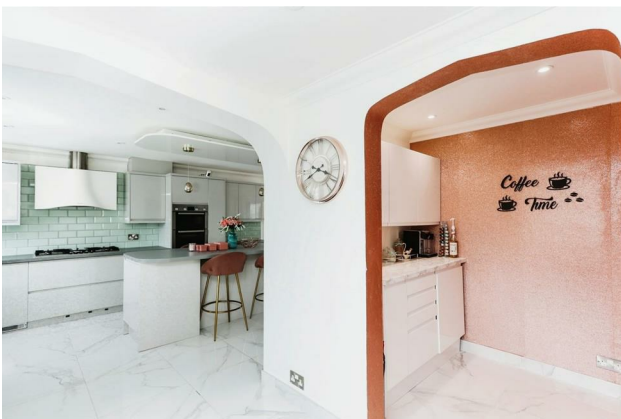
# HUNTERS®

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**10 Oakhurst Road, Sutton Coldfield, B72 1EJ**

**Offers In Excess Of £679,900**

**Property Images**

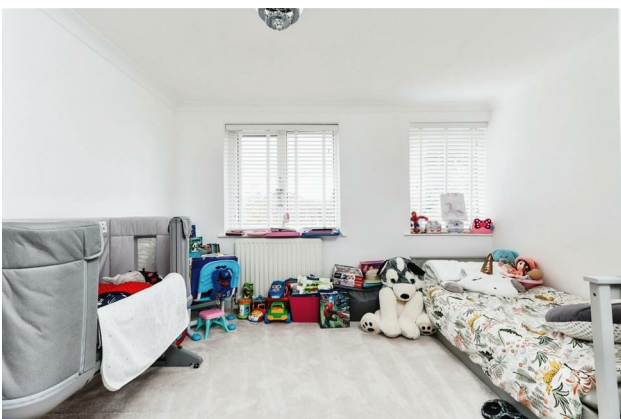




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## Property Images



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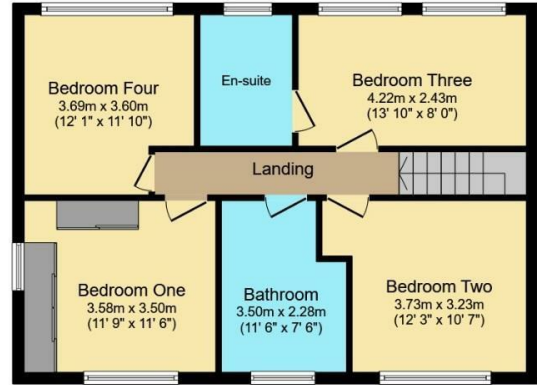
## Property Images







**Ground Floor**



**First Floor**

Total floor area 144.2 sq.m. (1,552 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>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		65	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

This wonderful detached family home is offered with no upward chain and is ideally located for all amenities in Wylde Green and Sutton Coldfield. Benefiting from both double glazing and gas central heating with underfloor heating downstairs.

The interiors include enclosed porch, large welcoming hallway, cloaks cupboard, guests cloakroom, very spacious family lounge with two sets of double opening doors out to garden, luxury living kitchen with beautifully fitted modern styled kitchen including integral appliances, dining area, sitting area and coffee station.

To the first floor, main bedroom with ensuite and three further double bedrooms plus family bathroom with both bath and shower.

Outside is a fore garden with planted area and off road parking for multiple vehicles. To the rear is a substantial and well maintained garden with large shaped patio, ornamental pond and lawns with an abundance of trees and shrubs.

## Features

• Much improved immaculate family detached • Underfloor heating downstairs • Main bedroom with ensuite • Incredibly spacious throughout • Guest cloakroom • Stunning kitchen/family room • 4 great double bedrooms • Delightful rear garden with southerly aspect • Council Tax Band E

KITCHEN/LIVING ROOM  
28'6 x 23'5

LOUNGE  
20'5 x 19'11

UTILITY  
13'10 x 3'9

BEDROOM ONE  
11'9 x 11'6

BEDROOM TWO  
12'3 x 10'7

BEDROOM THREE  
13'10 x 8'0

BEDROOM FOUR  
12'1 x 11'10

BATHROOM  
11'6 x 7'6