

# HUNTERS®

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**1 Arden Drive, Wylde Green, Sutton Coldfield, B73 5ND**

**Offers Over £555,000**

**Property Images**





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## Property Images

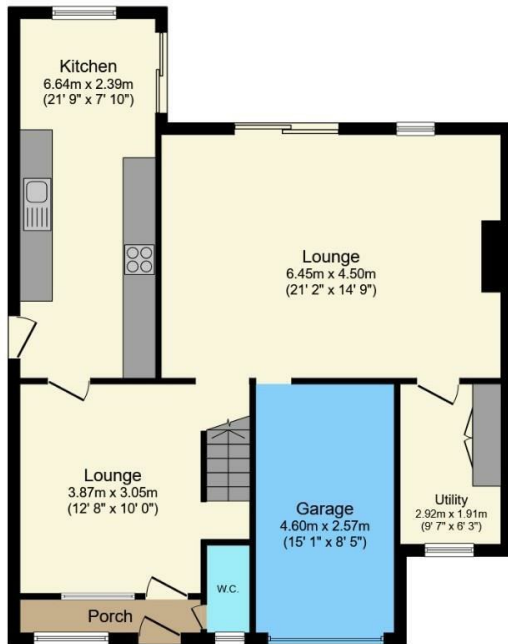


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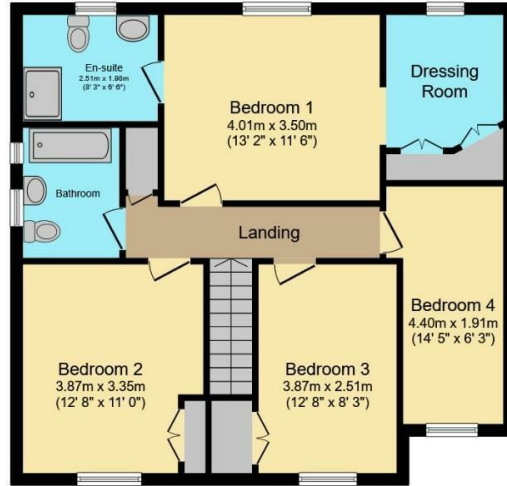
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## Property Images





**Ground Floor**



**First Floor**

Total floor area 157.5 m<sup>2</sup> (1,695 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map





This deceptively spacious, considerably improved and extended freehold family detached is set in a lovely cul de sac just off Green Lanes via Henley Close, within easy access of shops, schools, Sutton Park and Wylde Green railway station. Occupying a fantastic wide plot, there is potential for further extension subject to planning.

The very well arranged and immaculately presented accommodation briefly comprises;  
Large porch with cloaks cupboard and refitted guest cloaks with white suite, dining room, spacious living room with feature store fireplace and store display, refitted kitchen/breakfast room with oven, hob, fridge freezer and utility. Upstairs, 4 excellent bedrooms, principle suite with shower room and dressing room, family bathroom with white suite.

Outside, wide block paved driveway providing ample off road parking, gated side access with potential to store boat/caravan etc or extend subject to planning. Very pleasant landscaped rear garden with patio lawn shrubs and fenced surround.

- Very impressive extended family detached • 4 excellent bedrooms • Fabulous convenient location • 2 reception rooms • Superb kitchen/breakfast room • Bedroom 1 with shower room and dressing room ensuite • Guest cloaks and utility • Lovely gardens • Garage • Council Tax Band E