



Windswept Roman Road, Sutton Coldfield

- Stunning Extended Executive Detached
- Five Reception Rooms and Outstanding Conservatory
- Utility and Guests Cloaks
- Double Garage
- Seven Excellent Bedrooms, Six En-suites
- Fitted Kitchen
- Basement, Billiard Room and Cinema Room
- Manicured Corner Gardens

Asking Price £2,100,000

HUNTERS[®]
EXCLUSIVE

Beautifully located on Roman Road, this substantial, stunning property offers deceptively spacious, flexible and immaculate family accommodation with gas central heating and majority double glazing. The superb accommodation, which must be viewed to be fully appreciated, has been thoughtfully extended by the current owner. The property is being introduced to the market for the first time in 30 years and is approached via an electrically operated gated driveway, providing parking for numerous vehicles and briefly comprises; reception hall with guests cloaks, drawing room with superb conservatory off, dining room, fully fitted kitchen/dining area, utility, inner hallway with guests cloaks, twin studies and sitting room which would ideally suit extended family/teenager suite/annexe as has its own entrance.

On the first floor, principal bedroom with bathroom and dressing room en-suite, six further bedrooms, five with en-suites.

Outside, double garage, manicured and immaculately maintained rear garden laid mainly to lawn with conifer hedge screening and secondary steps down to basement.

A viewing of this property is strongly recommended.






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.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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.

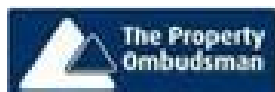
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



Total area: approx. 512.6 sq. metres (5517.8 sq. feet)
Windswept, Roman Road, -

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



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