



Penns Lane, , Sutton Coldfield, B76 1LG

- Stunning Extended Semi-Detached
- Two Reception Rooms
- Garden Office
- Outstanding Kitchen/Family Room
- Sought After Location
- Magnificent 'Wow' Factor Bathroom
- Loft Room
- Four Bedrooms
- Good Sized Mature Garden
- Council Tax Band E

£579,950



Penns Lane, , Sutton Coldfield, B76 1LG - £579,950

DESCRIPTION

Enjoying the benefit of underfloor heating downstairs, double glazing, a loft room offering great potential and a superb outside garden room, this stunning, extended, considerably improved and well maintained traditional semi-detached occupies a great position close to New Hall Valley Country Park, Walmley, Wylde Green and Sutton Coldfield amenities and superb local primary and secondary schools.

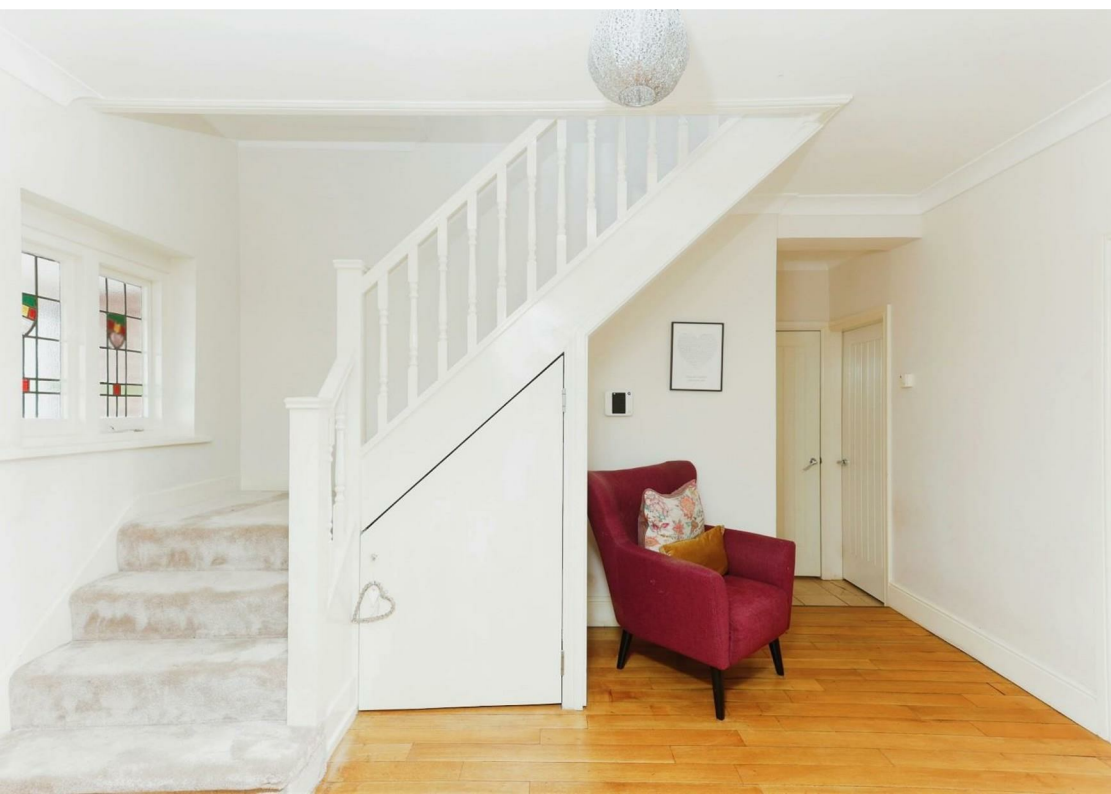
The gas centrally heated accommodation simply must be viewed to be appreciated and briefly comprises; enclosed porch, a welcoming impressive hallway with original oak flooring and beautiful original stained glass windows and stairs to first floor, living room with modern feature fireplace, kitchen with Falcon range cooker, extractor, integrated dishwasher and microwave and a range of base and wall cupboards, sun room with lantern ceiling, utility, downstairs W.C and an integral garage.

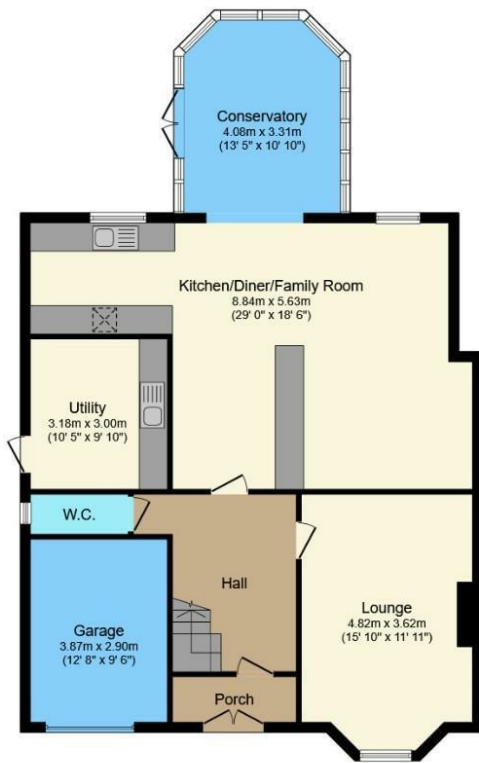
Upstairs, three double bedrooms and a single bedroom which is currently utilised as an office. Bedroom one having feature fireplace, vaulted ceiling and sky-light, bedroom two and three enjoying rear aspect and a fourth bedroom/office with fitted wardrobe to the front. Completing the first floor is a beautiful, spacious family bathroom with a feature free-standing bath and separate walk-in double shower.

The loft is currently accessed by drop-down ladder leading to a loft room having the benefit of electricity, insulation, boarding and a velux window, offering immense potential for a second floor bedroom (subject to planning).

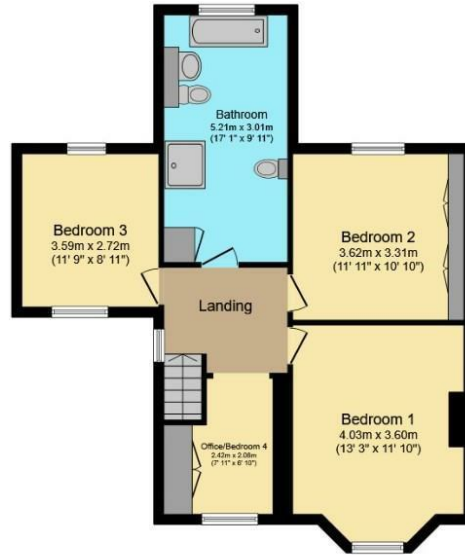
Outside, large frontage with driveway for at least seven cars and to the rear is a well manicured south facing garden having patio, lawn, shrub borders and a garden room with electricity and insulation. The rear garden also benefits from direct access to Pype Hayes Golf Course.



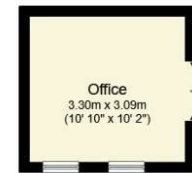




Ground Floor



First Floor



Outbuilding

Total floor area 188.7 m² (2,031 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).

Powered by www.focalagent.com

Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

