

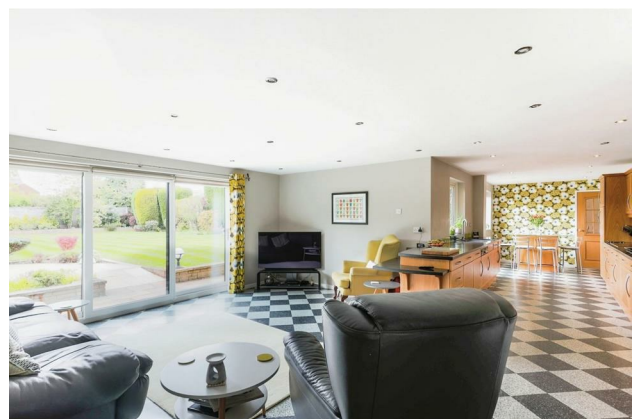
# HUNTERS®

## EXCLUSIVE

18 Ashdene Close, Sutton Coldfield, West Midlands, B73 6HL

£995,000

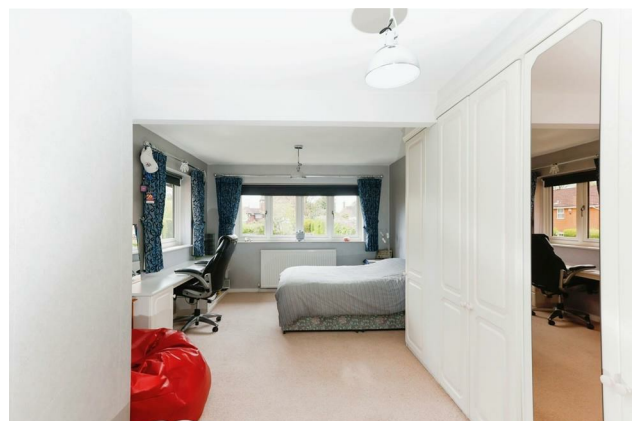
### Property Images



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## EXCLUSIVE



Ground Floor



First Floor

Total floor area 284.1 m<sup>2</sup> (3,058 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) A			
(81-91) B			
(69-80) C		70	80
(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		

### Map



### Details

Type: House - Detached Beds: 6 Bathrooms: 3 Receptions: 4  
Tenure: Freehold

## Summary

Occupying a marvellous corner position in this sought after convenient cul de sac, just off Somerville Road, this extended and considerably improved detached family home occupies a stunning south west facing plot and simply must be viewed.

Within easy walking distance to Sutton Park, great local schools, shops, restaurants and public transport services, this gas centrally heated (systems upgraded 2015) and double glazed (all windows and external doors replaced 2020) accommodation enjoys many high quality fixtures, including Kardean flooring, Corian kitchen work tops, Hammonds fitted bedroom furniture and polished wooden internal doors.

The accommodation briefly comprises; covered porch leading into spacious hall with storage cupboard, guest WC and stairs to first floor. Lounge with feature slate fireplace set within beamed inglenook, double doors into dining room in turn leading into relaxing sun room with dual aspect sliding doors. Spacious utility with potential for further kitchen with access to double garage. Outstanding kitchen/family room with comprehensive range of German oak faced fitted units, island breakfast table with glazed top, double oven/microwave, induction hob, 2 fridges, 2 freezers and dishwasher, with fabulous views of enclosed rear garden.

First floor; 3 bedrooms, bedroom 2 with ensuite, refitted family bathroom with white suite and linen cupboard. Inner landing to spacious principle bedroom and luxury refitted ensuite shower room, 2 further bedrooms and office/study.

Outside; Double garage having electrically operated up and over door, shelving, Valliant central heating boiler and hot water cylinder. Front garden having manicured lawn, shrub screening, hose tap and block paved drive providing ample parking for numerous vehicles. South west facing mature rear garden with fantastic manicured lawn, patio, pergola, bin store, conifer and shrub screening, outside lighting, hose tap and double gated side entrance.

## Features

- Stunning 6 double bedroomed family detached
- Family bathroom and 2 ensembles
- Beautifully appointed and extended
- Outstanding kitchen/family room
- 2 lovely reception rooms
- Large utility, guest cloaks and double garage
- Immaculate great sized gardens
- All bedrooms with fitted wardrobes
- Study/office
- Council Tax Band F