

# HUNTERS®

## EXCLUSIVE

10 The Gardens, Sutton Coldfield, B72 1DX

£855,000

### Property Images

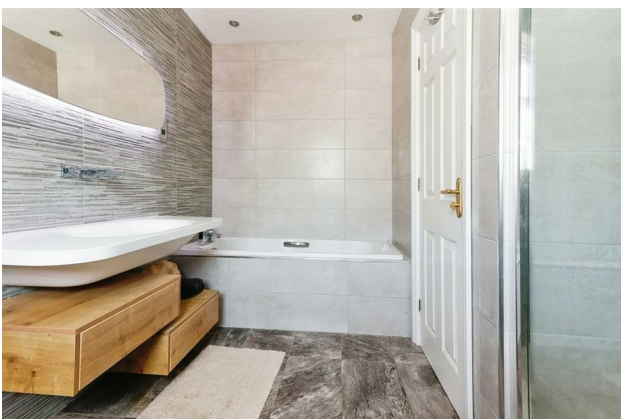




# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images



# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images



# HUNTERS®

## EXCLUSIVE



**Ground Floor**



**First Floor**

Total floor area 271.3 m<sup>2</sup> (2,920 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](http://www.focalagent.com)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(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



## Summary

This well-arranged and well-maintained detached family residence is exclusively situated on a private gated road of just 8 properties. Conveniently located just off Birmingham Road, the property offers very easy access of Sutton Coldfield amenities, including Wylde Green train station, Boldmere shops, schools and public transport. This gas centrally heated and double-glazed accommodation simply must be viewed to be fully appreciated.

The property briefly comprises; enclosed porch reception, hall with stairs to first floor, guest cloaks having a refitted white suite, modern Kutschenhaus breakfast kitchen having a comprehensive range of refitted units, utility and family room. Generous study, lounge and separate dining room offering fantastic entertaining space. Upstairs, first floor galleried landing with large airing cupboard housing Megaflow hot water tank, five well proportioned double bedrooms, including ensuite facilities for two, aswell as a spacious refitted family bathroom with bath and separate shower.

Outside, double garage with electrically operated up and over doors and block paved driveway providing ample parking. Rear garden having a manicured lawn with fence screening, patio, inset shrubs and gated trades access.

Early viewing strongly recommended.

## Features

- Stunning 5 double bedroomed family detached • Gated private road • Outstanding kitchen/family room • Family bathroom and 2 ensembles • 2 lovely reception rooms • Fabulous and convenient location • Utility • Double garage • Council Tax Band G