

HUNTERS®

HERE TO GET *you* THERE

21 Somerville Road, Sutton Coldfield, B73 6JD

Offers Over £600,000

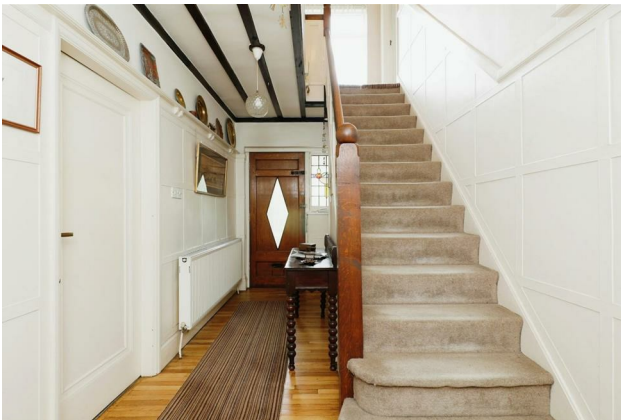
Property Images



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Property Images



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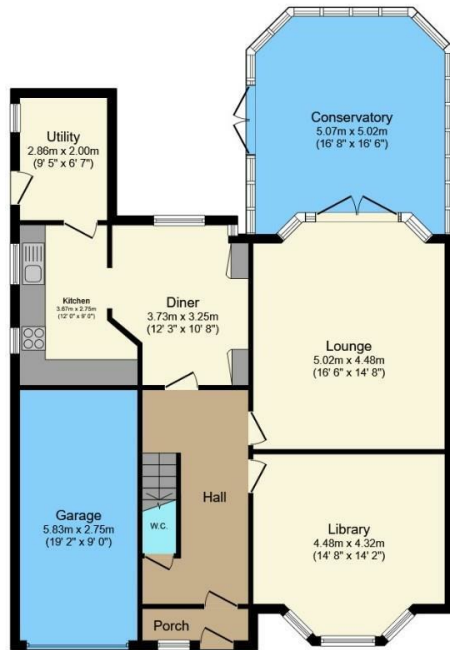
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Property Images

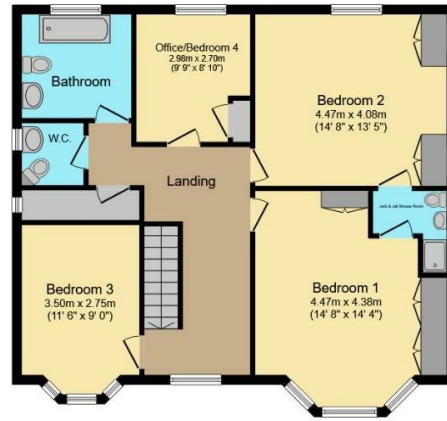


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Ground Floor



First Floor

Total floor area 205.1 m² (2,208 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		84
(81-91) B		
(69-80) C		
(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

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

This spacious traditional freehold detached family residence built in the 1930s and first time marketed since 1975 has immense potential for refurbishment, modernisation and extension either into the loft or to the rear subject to planning permission.

Occupying a magnificent residential position close to Monmouth Drive, within very easy access of Sutton Coldfield amenities, public transport services, local schools and of course the 2400 acre Sutton Park, the gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, spacious reception hall having oak floor, plack rack, leaded light stained entrance, under stairs storage cupboard and beamed ceiling, dining room with bay window to front, living room having a stone open fireplace set in feature inglenook and bay window with double doors to spacious conservatory opening in turn to garden, breakfast room having twin china cupboards and bay window to rear, kitchen having a range of fitted units with built-in oven and hob and opening to separate utility having gas central heating boiler.

On the first floor, lovely spacious gallery landing with large window to front, useful box room and hatch with ladder to large boarded loft offering vast extension potential (subject to planning permission), four excellent bedrooms, bedrooms one and two with Jack and Jill ensuite shower room and fitted wardrobes, two further good size bedrooms, separate WC with white suite and family bathroom/WC with white suite.

Outside, front garden having tarmac driveway providing ample parking with mature hedge screening, garage having electrically operated rolling shutter door, private rear garden having paved patio, steps to tiered lawns, garden shed, trades entrance and summer house with electricity.

Features

• Characterful traditional family detached • Four excellent bedrooms • Three reception rooms • Kitchen and utility • Sought after and convenient location • No chain • Immense character and charm • Massive potential for modernisation, refurbishment and extension subject to planning permission • Council Tax Band F • Private garden and garage