

# HUNTERS®

HERE TO GET *you* THERE

**42 Grosvenor Close, Sutton Coldfield, B75 6RP**

**£499,995**

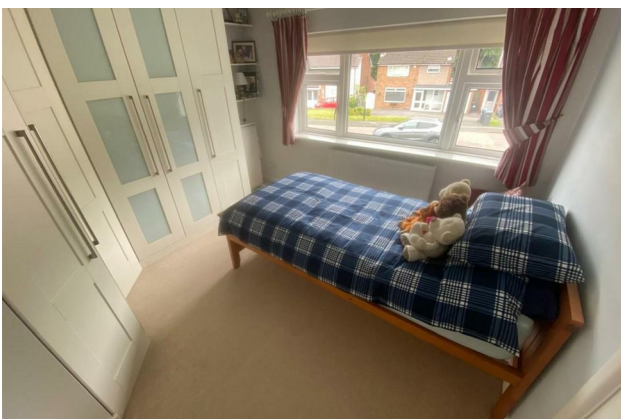
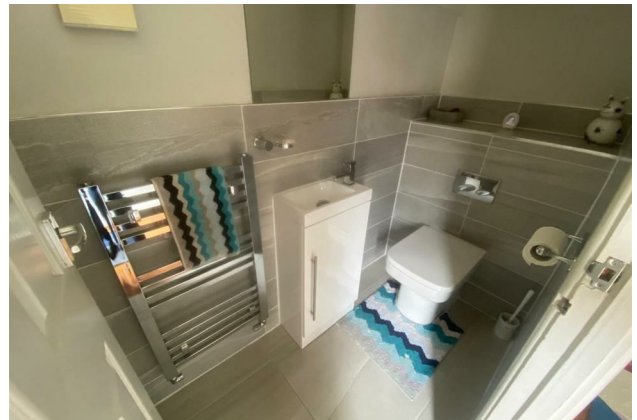
## Property Images



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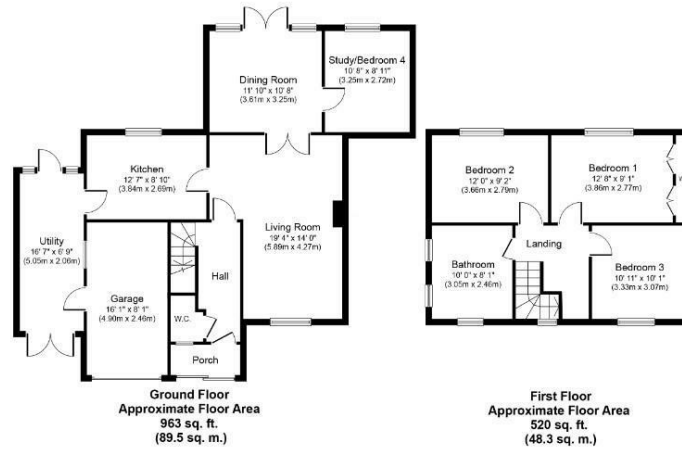
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## Property Images



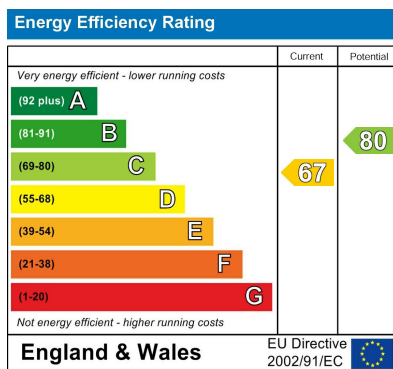
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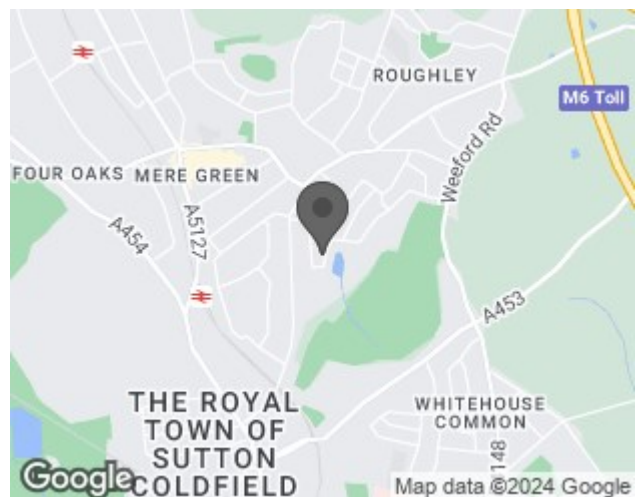


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC



## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 3  
Tenure: Freehold

Superbly and very conveniently located just off Heathcroft Road and close to Mere Green, Four Oaks railway station and superb local junior and senior schools. This spaciouly extended family detached simply must be viewed to be fully appreciated.

Occupying a wonderful north west facing plot which forms a special feature, the gas centrally heated and double glazed accommodation very briefly comprises; enclosed porch, reception hall, guests cloaks, lovely lounge with feature fireplace, separate dining room, study/potential bed 4, utility with Worcester gas combi boiler, landing having hatch with ladder to loft, 3 excellent double bedrooms, bedroom 1 with fitted wardrobes and superb family bathroom with white suite and separate shower. Garage with electrically operated door, front garden with block paved driveway and excellent sized landscaped rear garden.

Note: Further extension potential is possible subject to planning permission.

## Features

- Spaciouly extended detached family home
- 3 reception rooms
- 3 excellent bedrooms
- Fitted kitchen and seperate utility
- Very good sized garden
- Much sought after location
- Guests cloaks
- Garage
- Council Tax Band F