

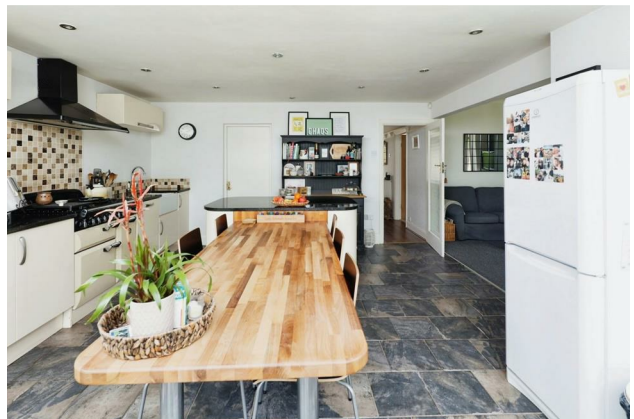
# HUNTERS®

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4 Buxton Road, Sutton Coldfield, B73 5RS

£445,000

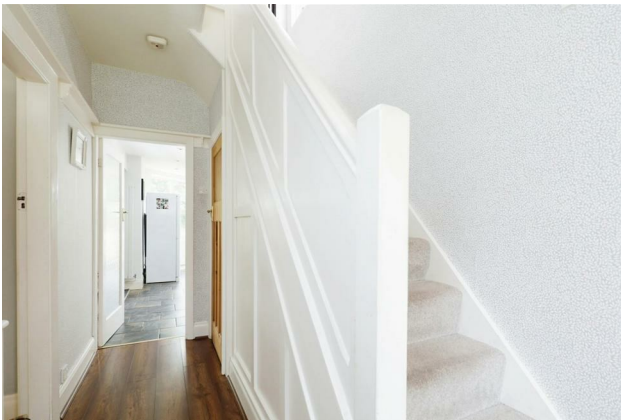
## Property Images



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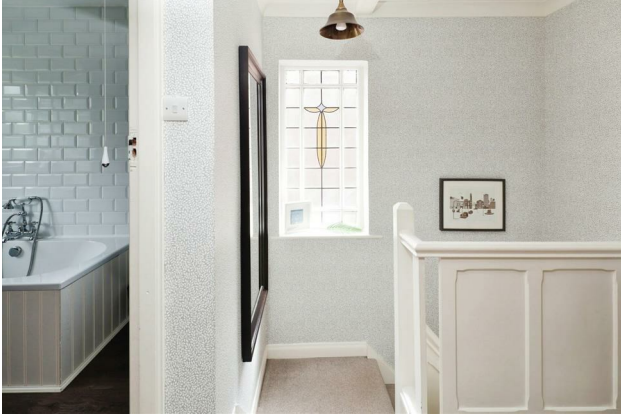
## Property Images

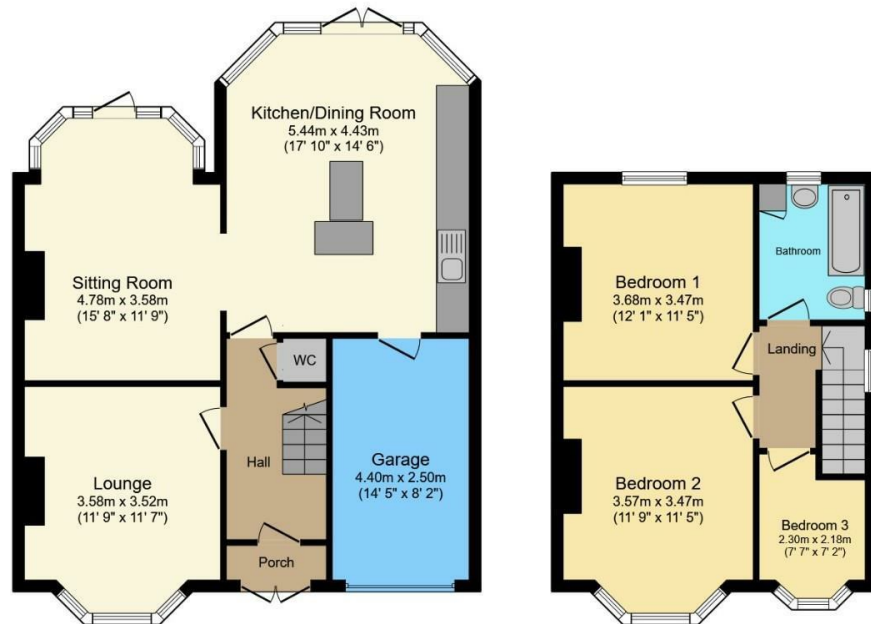


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## Property Images





**Ground Floor**

**First Floor**

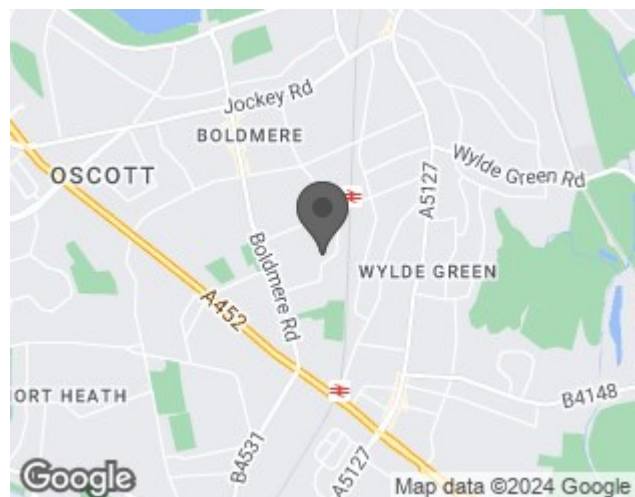
Total floor area 115.0 m<sup>2</sup> (1,238 sq.ft.) approx

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

## Summary

This well extended, attractive, traditional, semi detached family home, occupies a most convenient and sought after residential location well served by local amenities, including nearby public transport services, local schooling, and shopping facilities, with access to neighbouring areas of Wylde Green, Boldmere and Sutton Coldfield. With gas central heating and double glazing, the property must be viewed internally in order to be fully appreciated and in more detail comprises;

Entrance hall having guest cloaks with white suite, lounge having feature gas fireplace. A further sitting room with open access to extended kitchen diner with a range of wall, base and draw units with granite work surface incorporating inset Belfast sink, central island with granite worktop and large dining table and door to garage.

On the first floor, loft access, stained glass window to side, bedroom one having fireplace and exposed wood flooring, bedroom two having fireplace, bedroom three with box bow window. Bathroom having a white suite and cupboard housing Baxi Combi boiler.

Outside, front garden and block paved driveway, easily managed rear garden with beds and borders, fenced perimeter. Garage having Velux window to ceiling, up and over door, under stairs storage with power and lighting. The garage could easily be converted subject to planning permission.

## Features

- Extended traditional semi detached
- Superbly extended dining kitchen
- Three bedrooms
- Lounge and dining room
- Super family bathroom
- Garage
- Council Tax Band D