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52 Anchorage Road, Sutton Coldfield, B74 2PL

Offers Around £815,000

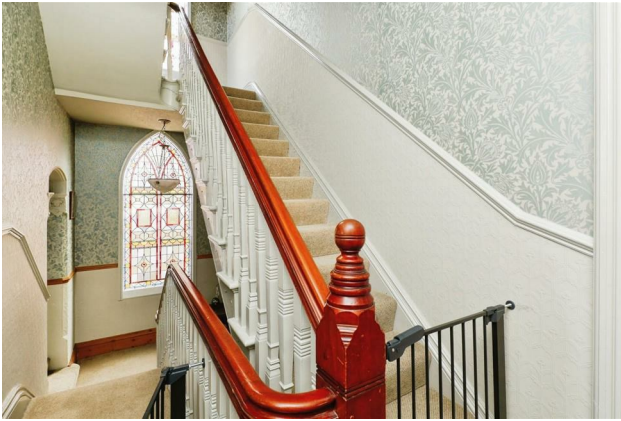
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Total floor area 262.6 m² (2,827 sq.ft.) approx

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

Map



Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 3
Tenure: Freehold

Summary

Superbly and very conveniently located, within easy walking distance of Sutton Coldfield amenities, Sutton Park, Sutton Coldfield railway station and local schools, this outstanding, characterful three story semi-detached residence is offered with no-upward chain. The centrally heated, majority double glazed accommodation which has been considerably improved, yet still retains many original characterful features including cornices, roses, striped doors and stunning Minton tiled floor to the reception hall, simply must be viewed to be fully appreciated.

Accommodation in brief comprises; enclosed porch reception hall having Minton tiled floor and stairs to first floor, very useful dry cellar, living room and dining room having feature open fireplaces, recently renovated kitchen/breakfast room having a comprehensive range of refitted units with quartz tops, space for range and extractor hood, wine fridge, dishwasher and walk-in pantry. The kitchen opens to a stunning orangery with doors to garden, utility incorporating WC and door to garage.

First floor approached by a beautiful staircase to landing with leaded stained glass window, family shower room having a refitted white suite, study/bedroom having airing cupboard housing central heating boiler and hot water cylinder, bedroom one with feature fireplace and double doors to super Juliet balcony overlooking garden, bedroom two having double fitted wardrobes with sliding doors.

On the second floor, approached via a further staircase with beautiful leaded stained window to landing, family bathroom having a refitted suite with roll top bath, under eave storage, large bedroom three having a feature fireplace, built in wardrobes and bedroom four another superb double.

Outside, front garden having a triple car width driveway, very good sized secluded rear garden, block paved patio, lawn and picket fencing to secret garden with vegetable plot.

Early view of this family home is strongly recommended.

Features

- Outstanding three story Victorian semi detached
- Five excellent bedrooms
- Two bathrooms
- Beautiful reception hall with cellar
- Two superb reception rooms
- Recently renovated kitchen breakfast room opening to orangery
- Good size secluded rear garden
- Garage
- Town centre location
- No chain