

HUNTERS®

HERE TO GET *you* THERE

45 Frederick Road, Sutton Coldfield, B73 5QN

£629,950

Property Images



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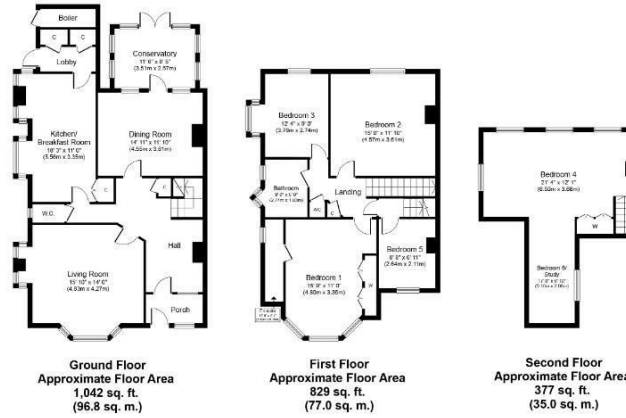


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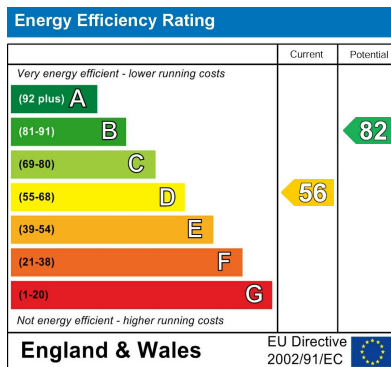
Property Images



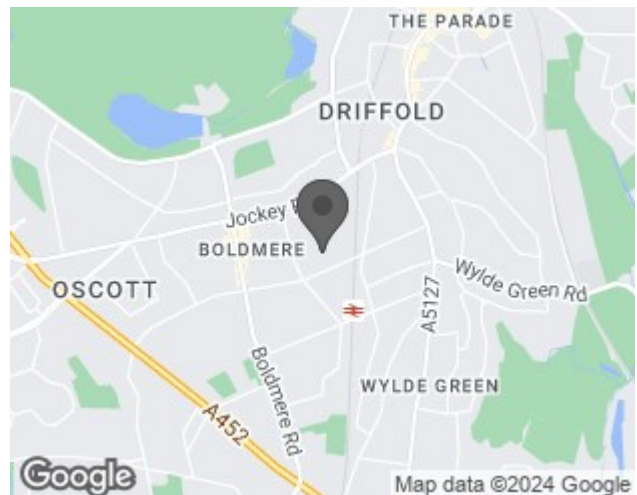


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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 - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Very much sought after and offered with no upward chain, this character, traditional, extended, freehold three storey family semi detached home occupies a magnificent corner position, approached from Jockey Road within very easy reach of schools, Wylde Green railway station, Sutton Park and Boldmere village.

Retaining many original features, this fabulous home does require certain modernisation and refurbishment, and must be seen to fully appreciate the fabulous potential on offer. The gas centrally heated and majority double glazed accommodation (new boiler in 2024) briefly comprises;

Enclosed porch with quarry tiled floor, beautiful reception hall with leaded stained entrance, feature fireplace, understairs store and guest cloaks. Living room having a feature inglenook fireplace and arch to bay window, large separate dining room with brick built fireplace, serving hatch to kitchen and opening to double glazed conservatory with radiator and double doors to garden. Kitchen/breakfast room with units, two feature bay windows to side and access to rear hall with store cupboard, utility cupboard and door to side.

First floor, four bedrooms, bedroom 1 with ensuite shower room with white suite, family bathroom and further stairs to large bedroom/sitting room - ideal for a teenager suite/guests room with sloping ceilings and under-eave storage.

Outside, corner front garden having lawn hedge screening pathway, gate to side, air-raid shelter offering potential for wine store, garden store etc, and tarmac drive approach providing off road parking. Rear garden, outside store housing Worcester gas central heating boiler fitted in 2024, extensive lawn with hedge and fenced surround and substantial garden shed.

Features

- Spacious extended 3 storey traditional semi detached home
- 5 bedrooms
- 2 reception rooms
- Good sized corner gardens
- Bathroom, ensuite and guest cloaks
- Conservatory
- Beautiful reception hall
- Requiring certain modernisation and refurbishment
- Council Tax Band E