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39 Western Road, Sutton Coldfield, B73 5SP
£525,000

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Sympathetically modernised and totally refurbished by the current owner with new roof, wiring, windows and heating etc, yet retaining many original features with ceiling cornices, roses, picture rails and Minton tiled reception hall, this stunning family semi-detached simply must be viewed.

Occupying a fabulous position for Wylde Green railway station, Boldmere village, Sutton Park and great local schools, the gas centrally heated and double glazed accommodation is immaculately presented and decorated throughout, very briefly comprising;

Enclosed porch, impressive reception hall with leaded stained entrance, Minton tiled floor and lovely staircase rising to first floor, guest cloak with white suite, lounge with feature fireplace and inset log burner, dining room with feature open fireplace and corner china cupboard, refitted kitchen with a range of fitted units, oak work surfaces, built-in dishwasher, space for range with extractor hood and separate utility with matching units and Vaillant gas combi boiler.

First floor, 3 double bedrooms all with feature fireplaces and bedroom 1 having luxury white ensuite with double shower cabinet, family bathroom with refitted white suite and shower over bath, stairs to second floor. Second floor having landing with under-eave storage and further double bedroom also with under-eave storage.

Outside, double width block paved driveway, fabulous rear garden with 2 outside stores and WC, gated trades access, lawn, mature hedge and fence screening, pergola summer house with power, rear vegetable patch with fantastic Cedar shed and greenhouse also with power.

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Total floor area 133.4 m² (1,436 sq.ft.) approx

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