



## Newmarsh Road, Minworth, Sutton Coldfield, B76 1XP

- Outstanding extended family detached
- Refitted family bathroom
- Magnificent kitchen/dining room
- Utility and guests cloaks
- No upward chain
- 5 bedrooms
- Luxury en suite
- 2 reception rooms
- Large garage
- Council Tax Band E

**£525,000**

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This competitively priced, superbly presented, extended family detached, offered with no upward chain, occupies a really convenient residential location and simply must be viewed to be fully appreciated.



The accommodation briefly comprises; entrance hall, living room with gas feature fireplace, fitted breakfast kitchen having a range of Magnet units, integrated dishwasher, fridge, oven and microwave over, four ring electric induction hob and extractor, breakfast bar, pantry and utility. Guest cloaks having a white suite, rear family room.



Upstairs, bedroom one having built in Sharps wardrobes and ensuite shower room luxuriously refitted with white suite, bedrooms two and three having built in wardrobes, bedroom four, bedroom five having built in wardrobes and overhead storage, family bathroom having a refitted white suite.

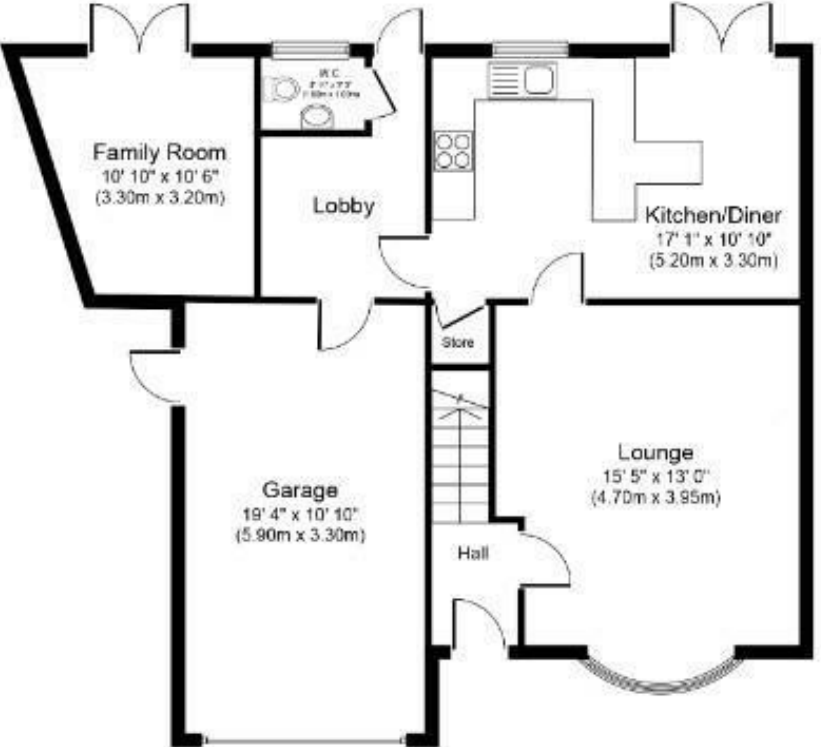


Outside, rear garden having lawn, pagoda, mature shrubs and gated side access. Double garage with recently fitted Hormann electric door.

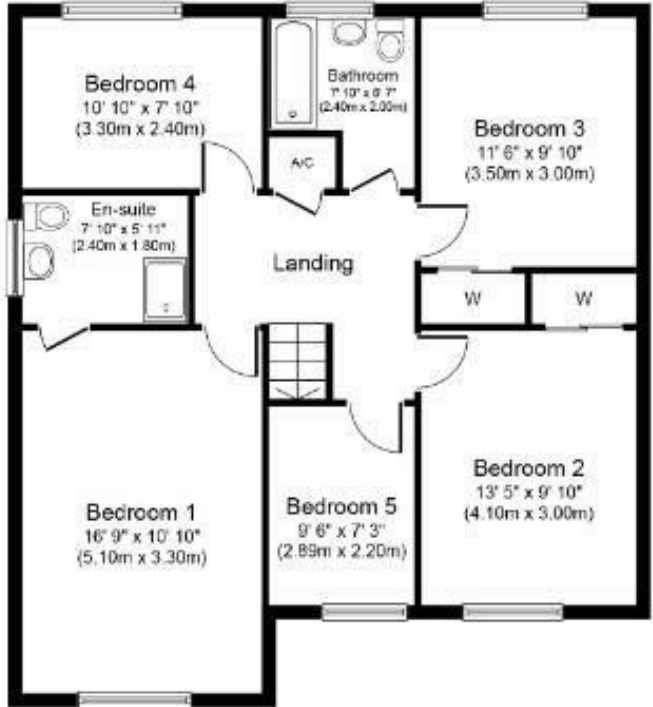


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**Ground Floor**  
Approximate Floor Area  
886 sq. ft.  
(82.3 sq. m.)



**First Floor**  
Approximate Floor Area  
813 sq. ft.  
(75.5 sq. m.)

**Viewings**

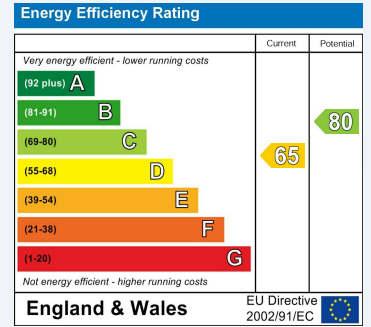
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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