

# HUNTERS®

HERE TO GET *you* THERE

1 Bromyard Avenue, Sutton Coldfield, B76 1RQ

£609,950

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

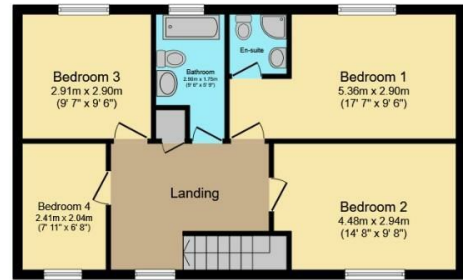
HERE TO GET *you* THERE

## Property Images





**Ground Floor**



**First Floor**

Total floor area 185.7 m<sup>2</sup> (1,999 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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

## 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 - Detached Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

**\*\*REDUCED BY £20,000 FOR AN EARLY SALE\*\***

Beautifully located on a lovely south-easterly facing corner plot, approached from Harvington Way via Fox Hollies Road, offered with no upward chain, this larger style family detached home is convenient for Walmley village, great local schools and bus services. Built as the show home for the development, this fabulous freehold family detached is being sold for the first time since being built in 1979.

The much improved and extended, gas centrally heated and double glazed accommodation, briefly comprises; covered porch, reception hall with guests cloaks, through living room with feature fireplace, large separate dining room, study, kitchen/breakfast with refitted units, granite work tops, range cooker and dishwasher, separate utility with door to garage & front gated entrance and wet room/shower room. 4 excellent bedrooms, bedrooms 1,2 & 3 all with fitted wardrobes, bedroom 1 with shower room ensuite, family bathroom.

Outside, corner frontage with lawn and block paved drive approach. Superb rear garden with south-easterly aspect patio, lawn, walled and fenced surround and numerous shrubs.

Early viewing is very strongly recommended.

## Features

- Outstanding larger style family detached
- Impressive corner plot
- 4 excellent bedrooms
- 3 reception rooms
- Double garage
- Bathroom, ensuite and wet room
- Fabulous kitchen/breakfast
- Sought after and convenient location
- No chain
- Council Tax Band F