

# HUNTERS®

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28 Welwyndale Road, Sutton Coldfield, B72 1AW

£475,000

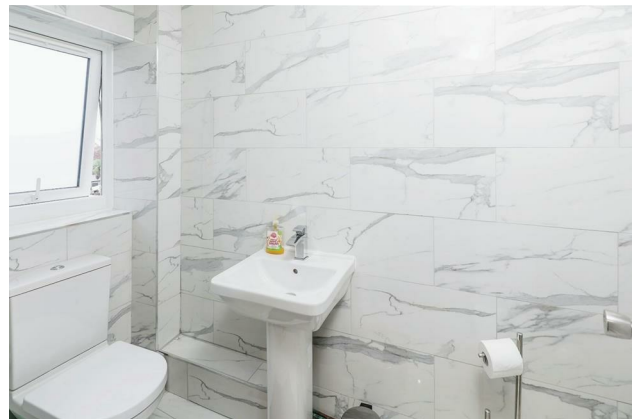
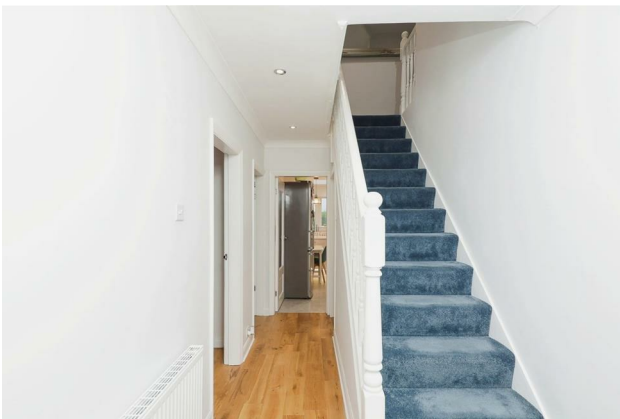
Property Images



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## Property Images



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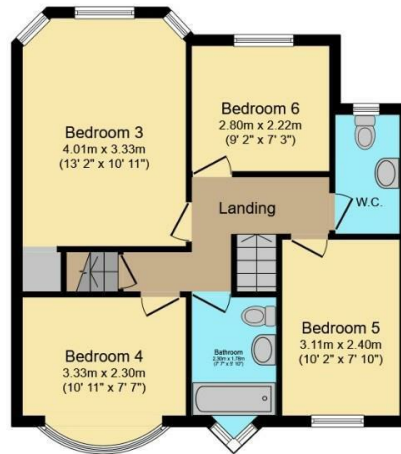
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## Property Images





**Ground Floor**



**First Floor**



**Second Floor**

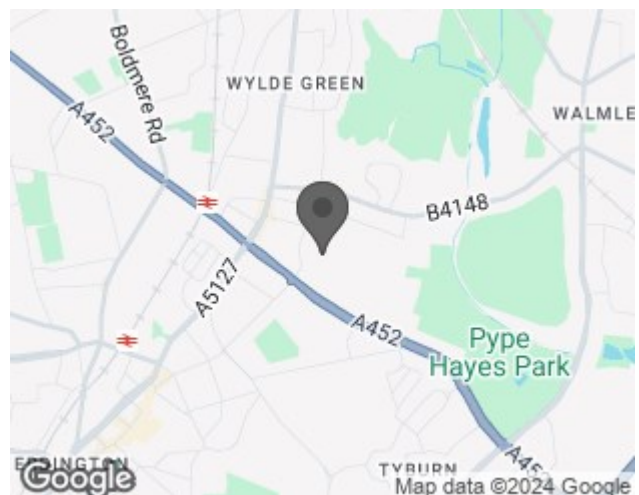
Total floor area 156.4 m<sup>2</sup> (1,683 sq.ft.) approx

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 6 Bathrooms: 3 Receptions: 2  
Tenure: Freehold

## Summary

This spaciouly extended, freehold semi detached family home occupies a very pleasant location, just off Berwood Farm Road, within walking distance of Wylde Green shops and Chester Road railway station. The great sized family home, which is very flexible, would suit extended families with elderly relatives and really must be seen.

The property briefly comprises; enclosed porch, hall with guests cloaks, dining room, lounge, fitted kitchen/breakfast room, bedroom 1 with ensuite, 4 further first floor bedrooms, family bathroom/WC and separate WC, second floor bedroom 6.

Front garden has a double width block paved driveway, providing ample off road parking and the good sized mature rear garden is beautiful for entertaining.

Early viewing essential.

## Features

- Stunning extended 3 storey semi • 6 bedrooms • 2 reception rooms • Fitted kitchen/breakfast room • Convenient location • Pleasant good sized gardens • Gas central heating • Council Tax Band D