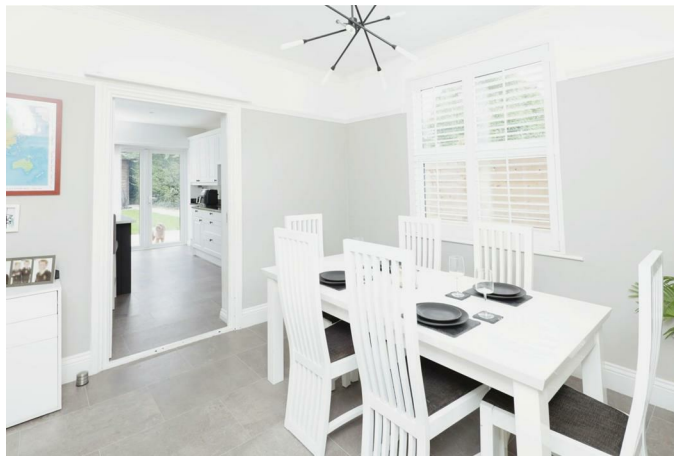




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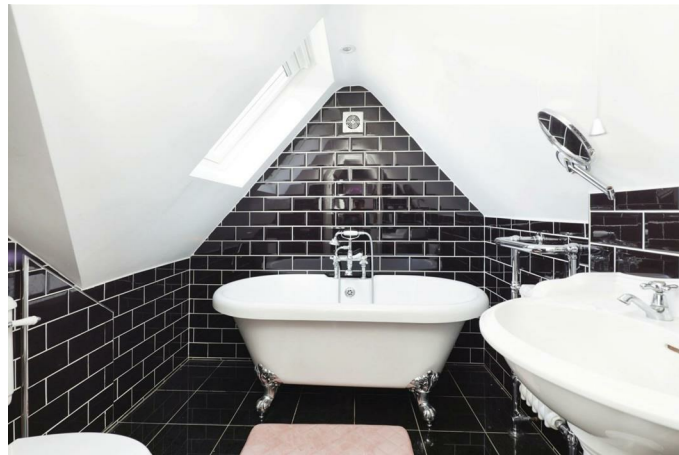
HERE TO GET *you* THERE

Driffold, Sutton Coldfield | £835,000
Call us today on 0121 355 0555



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







Spaciously improved and extended, this town centre, traditional, freehold family detached offers incredibly flexible accommodation. Within walking distance of Sutton Coldfield amenities and Sutton Park, the characterful and considerably upgraded home, which has gas central heating and double glazing, briefly comprises;

Porch entrance, impressive reception hall with Minton tiled floor, beautiful lounge with feature fireplace, separate dining room with feature fireplace, study with gas combi boiler, refitted kitchen/breakfast room with granite work surfaces and central island breakfast bar. Inner hallway with separate front entrance door, (ideal for extended family accommodation, teenager suite or potential rental) with guests cloaks, utility room and super cinema room with 2 built in cupboards.

Inner lobby opening to double glazed conservatory and stairs to first floor bedroom 2 with bathroom ensuite with refitted white suite and roll top bath. Main landing approached via grand staircase from reception hall with built in cupboard, bedroom 1 with feature fireplace and refitted shower room ensuite with white suite, bedroom 3 with a further double bedroom with feature fireplace, family bathroom with white suite and roll top bath.

Second floor approached by a further staircase to bedroom 4 with under eaves store and refitted bathroom ensuite with white suite and roll top bath (the second floor has sloping ceilings which affects head height).

Outside, front garden having an electrically operated sliding security gate to block paved driveway, conifer screening and ample off road parking. Landscaped rear garden having patio, lawn, fenced surround. Outstanding detached garden room with hot and cold water, hot and cold air conditioning, guests cloaks with white suite, garden store to front and side wood store.

Early viewing of this incredibly spacious, flexible family home is very strongly recommended to avoid disappointment.



Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 242.1 m² (2,606 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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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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