



Elm Road, , Sutton Coldfield, B76 2PQ

- Modern Detached Family Residence
- Three Bedrooms
- Lounge and Separate Dining Room
- Fitted Kitchen
- Garage and Parking
- Great Location for Schools, Local Transport and New Hall Valley Country Park
- Family Bathroom and En-suite
- Guest Cloaks
- Lovely Rear Garden
- Council Tax Band E

Asking Price £399,950



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DESCRIPTION

Situated in the desirable New Hall Manor Estate, this three bedroomed link-detached offers low maintenance modern living, perfect for young families and professionals alike. Occupying a pleasant position, the property briefly comprises; canopy porch, entrance hallway with stairs to first floor off, under stairs storage and guest cloaks, lounge with feature fireplace and double doors opening to dining room and further doors opening to rear garden, fitted kitchen with a range of base and wall units, oven, hob and extractor.

Upstairs, three double bedrooms, bedroom one and two having fitted wardrobes and bedroom three currently being used as an office. Upstairs is completed with en-suite shower room to master bedroom and a family bathroom having white suite.

Outside, rear garden comprises of patio, lawn and tree/shrub borders and to the front is a driveway and gravelled front garden.

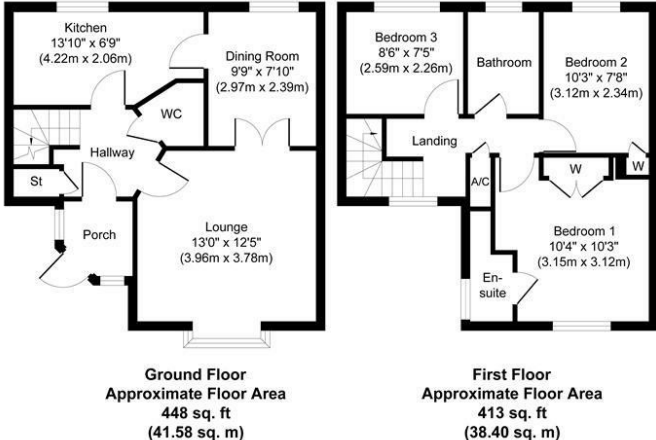
A viewing of this property is strongly recommended to avoid any disappointment of missing out on a truly fantastic buy.





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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

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

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.

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.



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