

Whitehouse Common Road, , Sutton Coldfield, B75 6HA

- Outstanding extended traditional semi detached
- Fabulous refitted kitchen/family room
- Fantastic sized rear garden
- Large driveway
- Council Tax Band C
- 3 excellent bedrooms
- Extended shower room and utility
- Gated space for caravan/boat etc
- Conservatory

Asking Price £425,000

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This very deceptively spacious, immaculately presented and conveniently located freehold, extended traditional semi detached family home is ideally located for shops, schools and bus services. Improved by the current owner, with gas central heating and double glazing, the accommodation really must be viewed to be fully appreciated, briefly comprising;

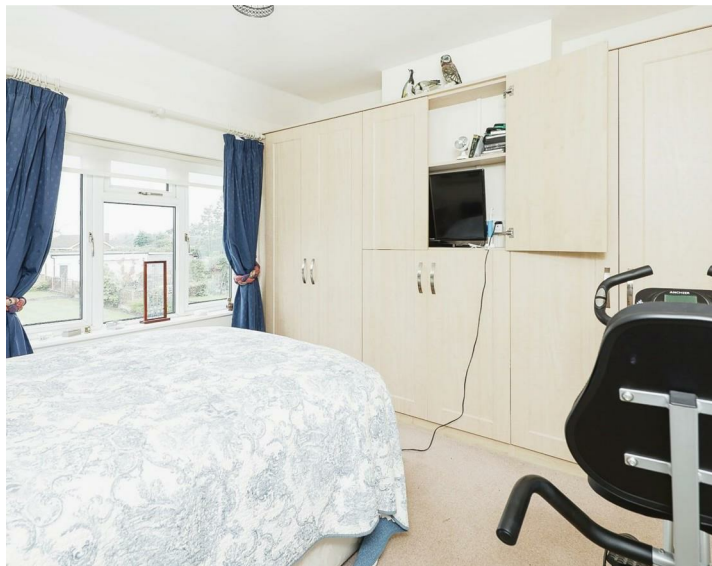
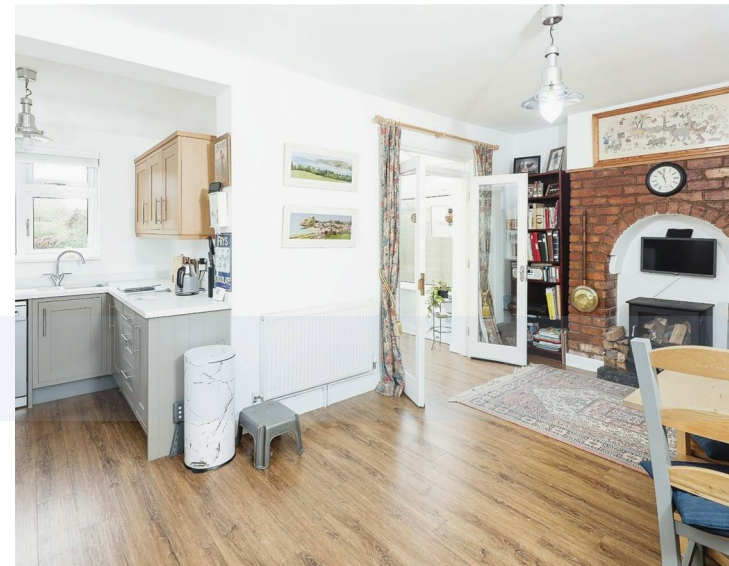
Enclosed porch, spacious reception hall, lovely living room with feature fireplace, extended kitchen/dining/family room, conservatory, extended utility with recently replaced gas combi boiler and super shower room with white suite.

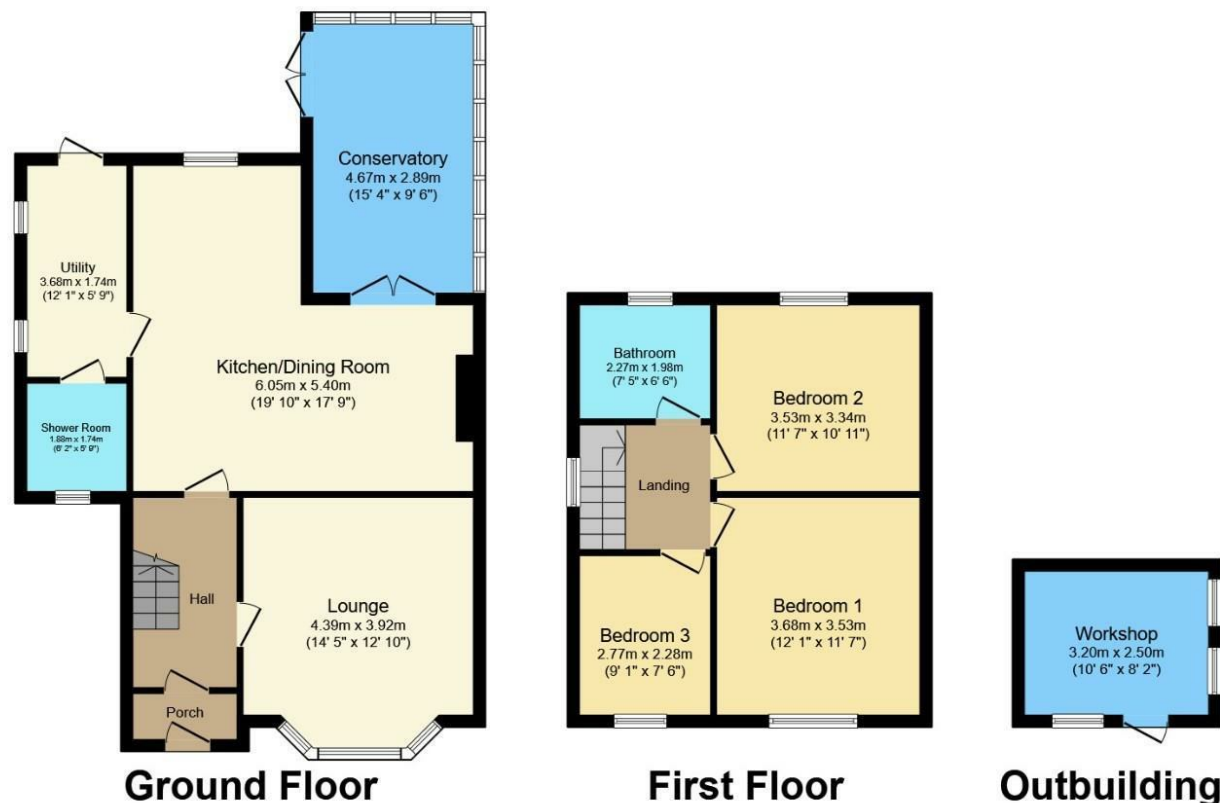
On the first floor, 3 excellent bedrooms (bedroom 1 with fitted wardrobes and bedroom 3 with hatch and ladder to insulated loft) and refitted shower room.

Outside, front garden with wide block paved driveway providing ample off road parking with side gates opening to side driveway - ideal for a caravan, boat or garage (subject to planning). Very good sized rear garden with detached timber shed with power, ideal for home working.



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Total floor area 125.7 sq.m. (1,353 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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Viewings

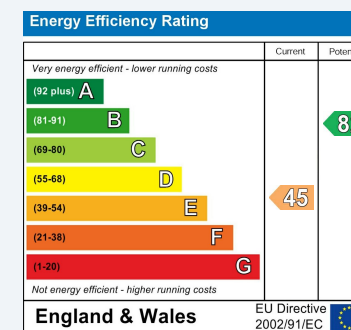
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

ENERGY 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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