

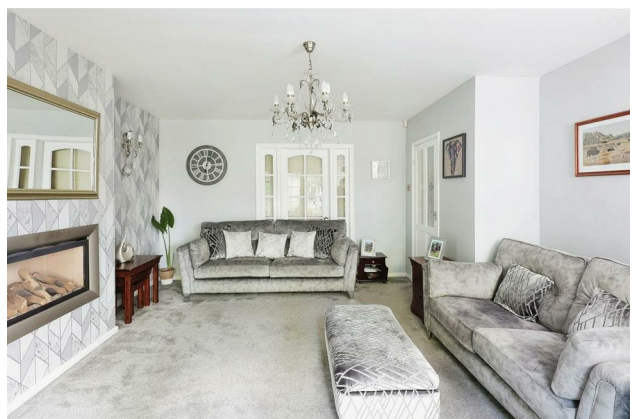
# HUNTERS®

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**3 Rosslyn Road, Sutton Coldfield, B76 1HE**

**£395,000**

**Property Images**

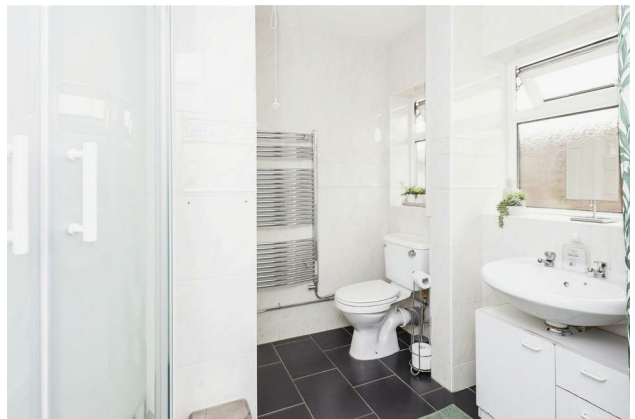




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## Property Images





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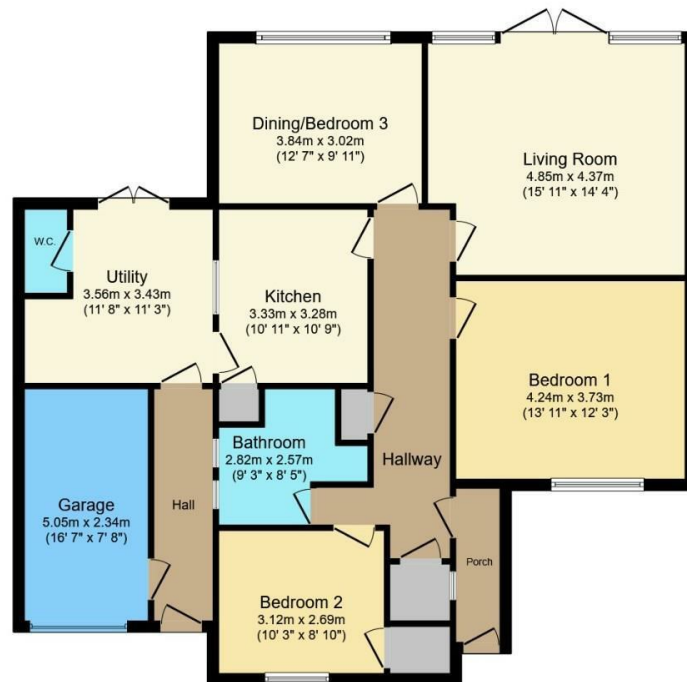
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## Property Images



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Total floor area 119.2 m<sup>2</sup> (1,283 sq.ft.) approx

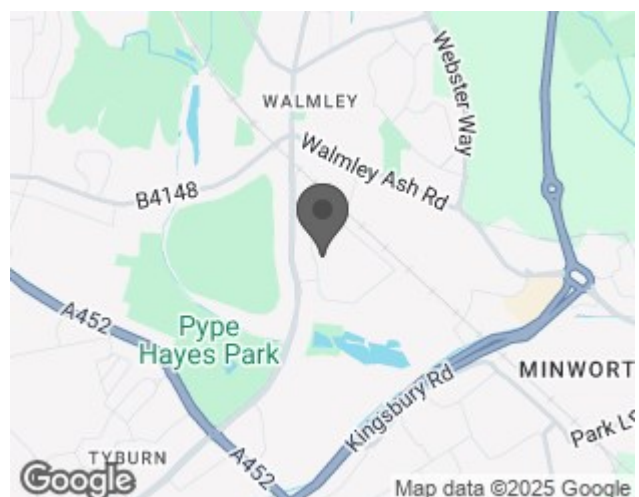
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



**\*\*Reduced by £5,000\*\***

Superbly located, approached from Plants Brook Road, very convenient for Walmley village and Sutton Coldfield's amenities, this lovely freehold, family sized bungalow simply has to be viewed.

There is a huge loft/hobbies room with Velux window (offering potential for loft conversion subject to planning permission). The gas centrally heated and double glazed accommodation, which must be seen, briefly comprises;

Enclosed porch, large hallway with two cupboards and hatch with ladder to boarded loft, three double bedrooms, living room with feature fireplace, bathroom with white suite and separate shower, kitchen with oven, hob and cupboard housing Baxi combi boiler, fabulous utility with lantern window and refitted guest cloaks with white suite.

Secure side passage opening to garage, great sized mature private rear garden with wide patio lemon conifer and mature tree screening front garden with path and block paved driveway.

## **Features**

- Fabulous Semi-Detached Bungalow • Refitted Kitchen and Separate Utility • Three Double Bedrooms • Well Appointed Bathroom • Great Sized Mature Garden • Garage • Living Room • Superb Location • Council Tax Band D • REDUCED BY £5,000