



7, Fininstall Close, Sutton Coldfield, B72 1HA

£625,000 OFFERS OVER

- Fabulous detached dormer bungalow
 - Two superb reception rooms
- Beautiful landscaped secluded garden
- Refitted bathroom, shower room and downstairs WC
- Four double bedrooms
- Spacious kitchen/breakfast/family room
 - Garage and utility
 - Council Tax Band F

HUNTERS
HERE TO GET *you* THERE

7, Finstall Close, Sutton Coldfield, B72 1HA



Offered with no upward chain and occupying a highly desirable and very convenient cul-de-sac location, this deceptively spacious, well arranged and well-maintained detached dormer bungalow simply must be viewed to be fully appreciated. Situated just off Wylde Green Road via Birmingham Road, accessible for Sutton Coldfield and Wylde Green amenities, the gas centrally heated and double-glazed accommodation briefly comprises;



Covered porch, reception hall with tiled floors and stairs to first floor, living room with feature fireplace, dining room, kitchen/breakfast/family room with a range of units including Bosch double oven, four ring hob and extractor hood, fridge, dishwasher, slate floor, double French doors to patio and double doors to living room. Inner hallway having under-stairs cupboard, bedroom one having two double wardrobes and vanity sink unit, bedroom two having vanity sink unit and family bathroom having a refitted white suite with separate shower cabinet.



First floor, landing having under eaves storage, two double wardrobes and large loft store with gas combi boiler, bedroom three with under eaves storage and vanity sink unit, bedroom four is another lovely double bedroom with dual aspect. Upstairs is completed with a shower room with white suite. Covered side hallway with doors to garden and garage and downstairs WC, garage opening to spacious utility/store.



Outside, front garden occupying a commanding frontage with in-and-out driveway and island providing ample parking. Rear garden with shaped patio, lawn, shrubs, fence and mature tree screening and gated side entrance.

7, Finstall Close, Sutton Coldfield, B72 1HA



HALLWAY

KITCHEN/BREAKFAST/FAMILY
ROOM

15.10 x 14.1

LIVING ROOM

18.1 x 11.10

DINING ROOM

14.1 x 13

BEDROOM ONE

17.10 x 13.10

BEDROOM TWO

12 x 10.11

BATHROOM

9.1 x 5.5

UTILITY

14 x 8

GARAGE

18.8 x 8

BEDROOM THREE

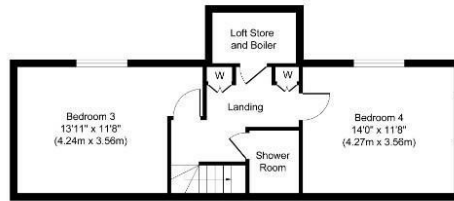
13.11 x 11.8

BEDROOM FOUR

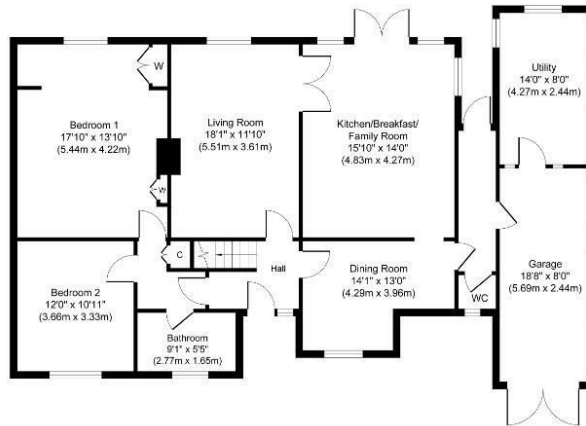
14 x 11.8

SHOWER ROOM

LOFT AND BOILER ROOM



First Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)



Ground Floor
Approximate Floor Area
1,473 sq. ft
(136.84 sq. m)

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

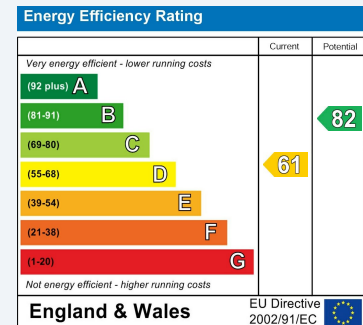
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

ENERGY 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.

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.