



HUNTERS[®]
HERE TO GET *you* THERE

174 Birmingham Road, Sutton Coldfield, B72 1BX,
£625,000

174 Birmingham Road, Sutton Coldfield, B72 1BX

£625,000

This marvellous 1870s Victorian family residence occupies a wonderful central position, ideally located for great local schools, shops, public transport services and Sutton Park. Sympathetically modernised and refurbished throughout, the property still retains many original features including deep skirtings, sashes, cornicing, ceiling roses, period doors, fireplaces and original shutters to dining room window.

Whilst a terrace, it is only joined on both sides along the front of the first floor of the house due to useful flying freehold tradespersons passage, and the rear section only adjoined to one property. The gas centrally heated (replacement combi boiler in 2023) and majority double glazed accommodation, briefly comprises;

Enclosed porch, lovely spacious reception hall with stained leaded entrance door, period style tiled floor, wonderful original staircase, guest cloaks having a refitted white suite and door with steps to 2 large useful cellar rooms, lounge and dining room with exposed timber floors and feature open fireplaces, kitchen/breakfast/family room having space for Aga, Neff oven, microwave, induction hob & extractor, dishwasher and bi-fold doors to patio.

First floor, 4 double bedrooms, bedrooms 1 and 2 with open fireplaces, luxury refitted bathroom with white suite, roll top bath and separate shower cubicle and ladder to very spacious boarded loft, offering further extension potential (subject to planning).

Outside, front having a block paved drive providing parking for 3 cars. Very good sized mature rear garden with raised patio walling, numerous mature trees, shrubs, fruit trees, vegetable garden, side trades entrance and rear gated pedestrian access to Addenbrooke Drive.

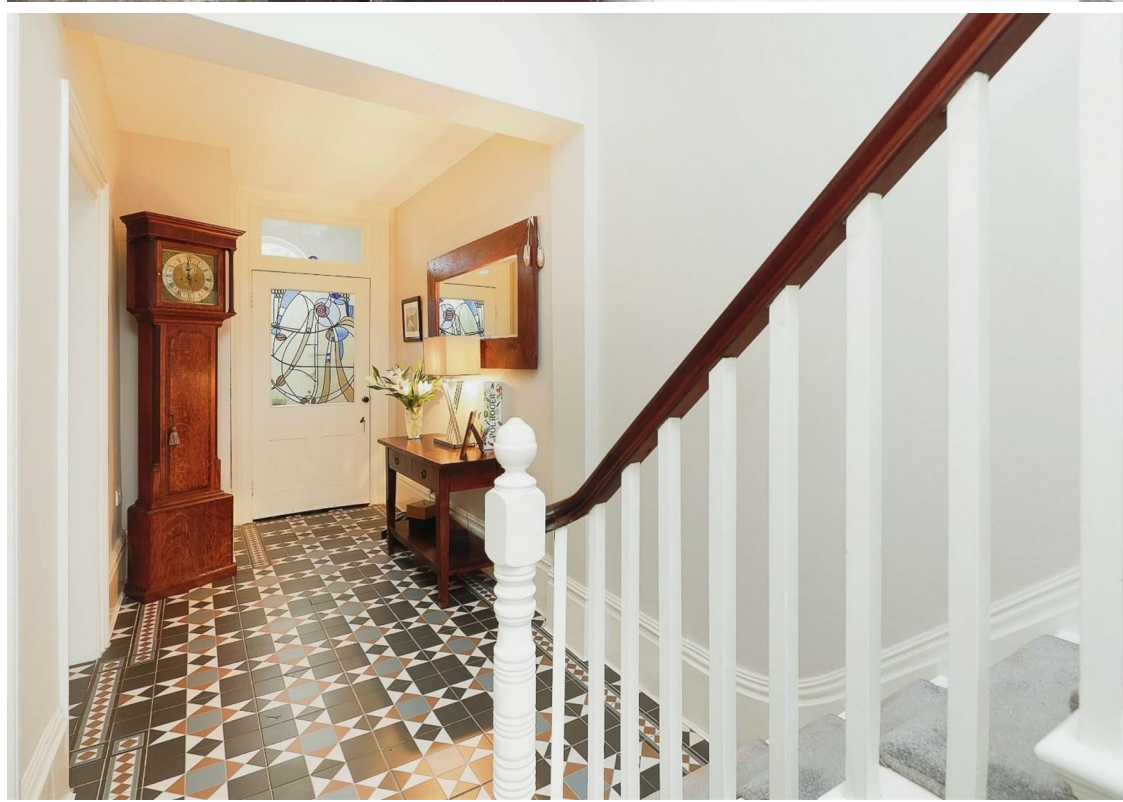
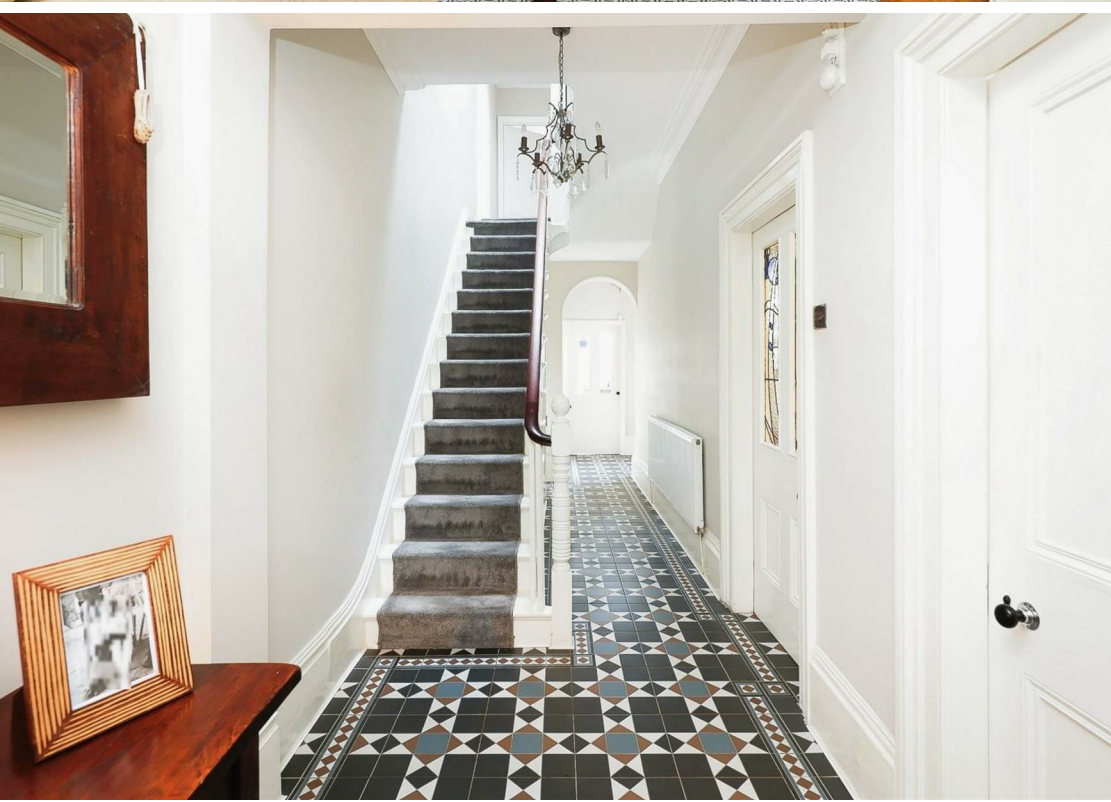


Total floor area 204.0 m² (2,195 sq.ft.) approx

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).

Powered by www.focalagent.com











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 