



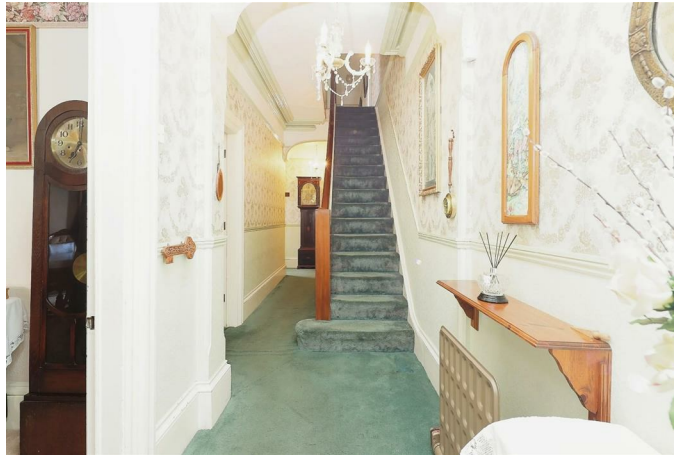
HUNTERS[®]
HERE TO GET *you* THERE

Station Road, Sutton Coldfield | £785,000
Call us today on 0121 355 0555



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.



Dating back to 1900s and first marketed since 1962, this characterful, Victorian three storey semi-detached occupies an outstanding south facing plot, within very easy access of local schools, Boldmere and Wylde Green shops, with good transport links to surrounding areas.

The remarkable property, which requires some updating and modernisation, is nevertheless in very good original condition, boasting many characterful features, with fireplaces, stripped doors, ceiling roses, cornices, deep skirtings, sash windows, and beautiful Minton tiling to the reception hall. Testament to a bygone era and offering immense potential for improvement and extension, properties of this calibre are exceptionally rare, and viewing to appreciate the accommodation on offer is highly recommended.

The property, which doesn't have central heating, briefly comprises; enclosed porch, impressive reception hall with stained glass entrance, Minton tiled floor and door to cellar, dining room with feature open fireplace, living room with feature fireplace, breakfast room with feature fireplace and side cupboards, Butler's pantry, kitchen with gas water heater and opening to side porch, utility and downstairs WC, offering great potential to extend.

First floor, bathroom and separate WC, 4 super bedrooms all with feature fireplaces, bedroom four having steps down to study/bedroom and door to games room, currently used as a table tennis room (above original coach house and stable with ladder steps).

Second floor, further stairs to landing with box room and billiard room/bedroom with feature fireplace.

Outside, front garden with Holly hedge and mature Copper Beech tree, lawn and pebble driveway. Two car tandem garage with entrance doors to front and rear, secluded, south facing garden, with brick paved patio, covered pergola, original coach house and stable, offering immense potential for annex accommodation (subject to planning). Extensive lawn with hedge and fenced surround and garden shed.







Total floor area 323.9 m² (3,487 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

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.

32a Beeches Walk, Sutton Coldfield, B73 6HN | 0121 355 0555

| sutton@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE