



HUNTERS[®]
HERE TO GET *you* THERE

31 Hurley Close, Sutton Coldfield, B72 1HU
£675,000

31 Hurley Close, Sutton Coldfield, B72 1HU

Offers Over £650,000

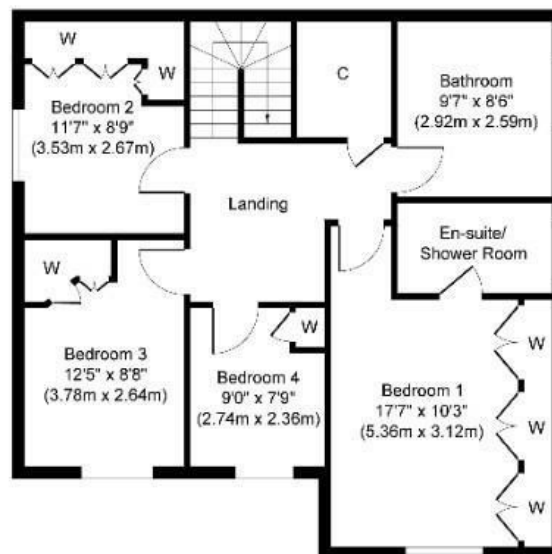
Beautifully and very conveniently tucked away at the foot of this quiet cul-de-sac, just off Wylde Green Road, this deceptively spacious, freehold family detached home offers gas central heating, a double garage and is very accessible for local shops, schools, bus services as well as Wylde Green and Chester Road railway stations.

In brief the accommodation comprises; covered porch, spacious reception hall with under stairs storage, guest cloak with white suite, lounge with feature brick fireplace, inset wood burner and double doors to separate dining room. Study, stunning kitchen/breakfast room (refitted in 2019) with triple bifold doors to rear garden, a range of units, Corian work surfaces, two steam ovens, microwave, warming drawer, full height fridge/freezer, dishwasher, washing machine and 5 ring hob with extractor hood.

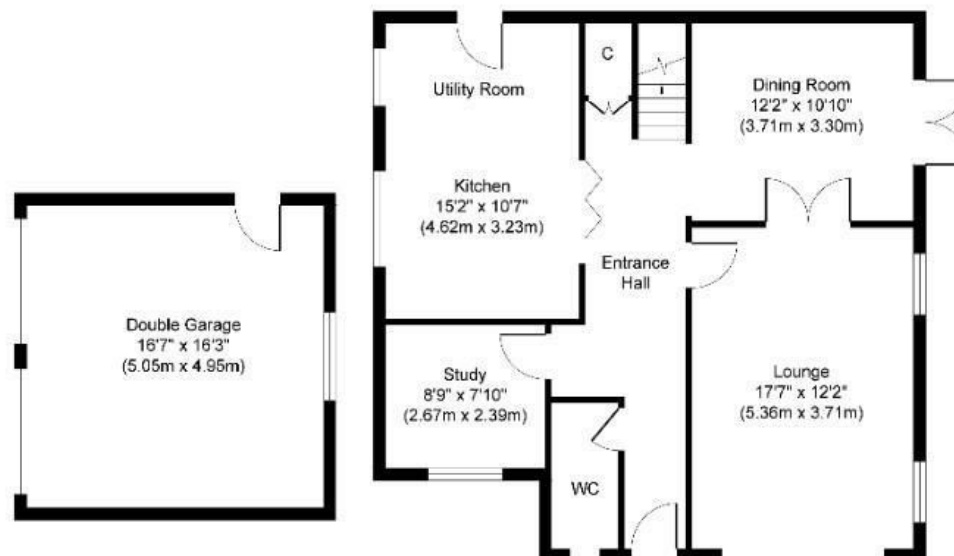
First floor, large landing with store cupboard and hatch to loft, four lovely sized bedrooms (three with fitted wardrobes), bedroom one with ensuite shower room and family bathroom with separate shower.

Outside a large detached double garage with roof store, front tarmac driveway providing off road parking, fabulous wrap around garden with side patio - offering immense potential for extension (subject to planning permission).

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First Floor
Approximate Floor Area
757 sq. ft
(70.36 sq. m)

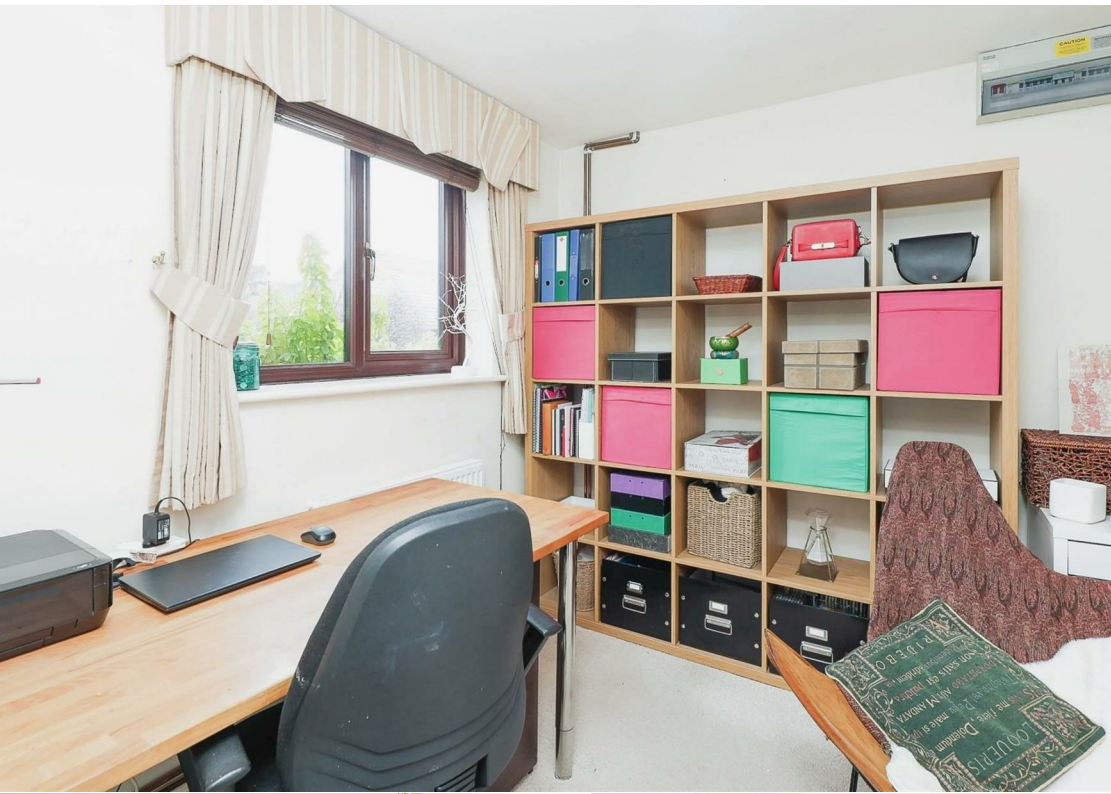


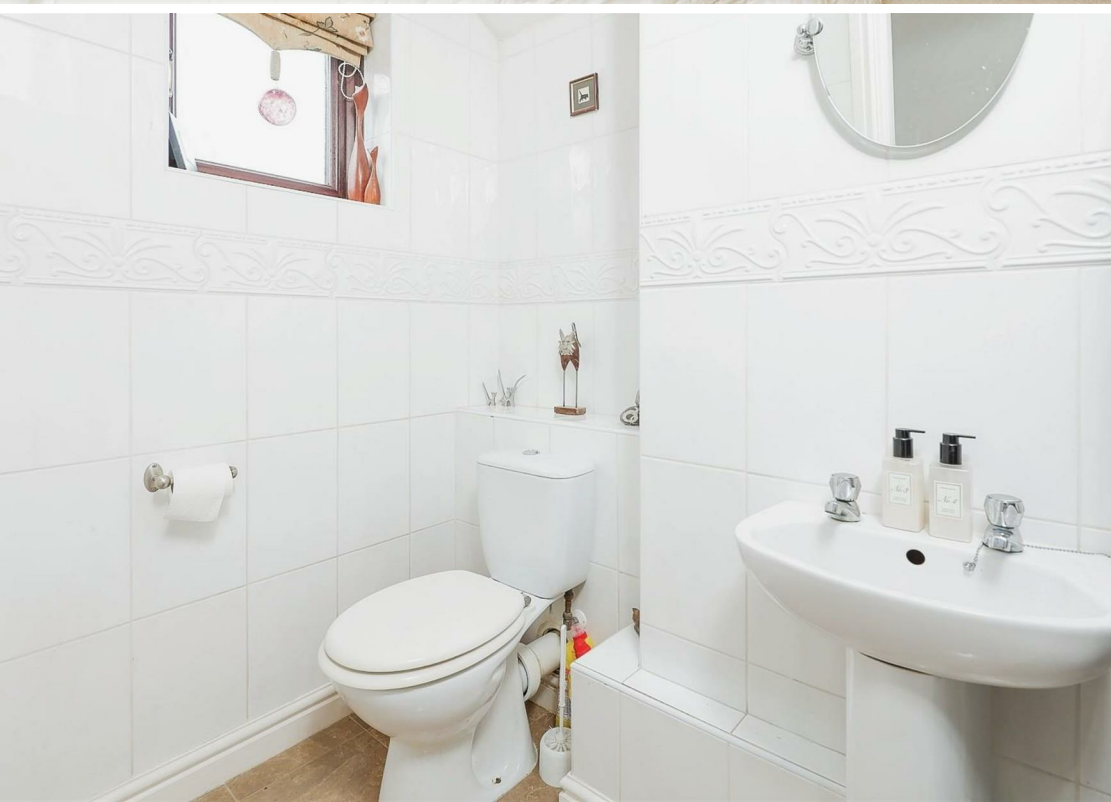
Garage
Approximate Floor Area
269 sq. ft
(25.03 sq. m)

Ground Floor
Approximate Floor Area
791 sq. ft
(73.50 sq. m)









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 