

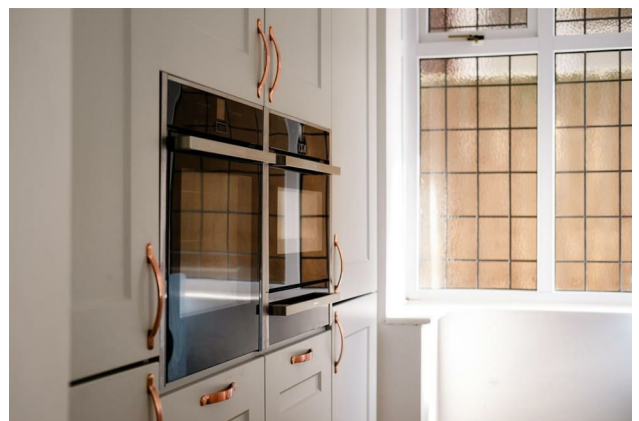
# HUNTERS®

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32 Frederick Road, Sutton Coldfield, B73 5QN

Offers Over £750,000

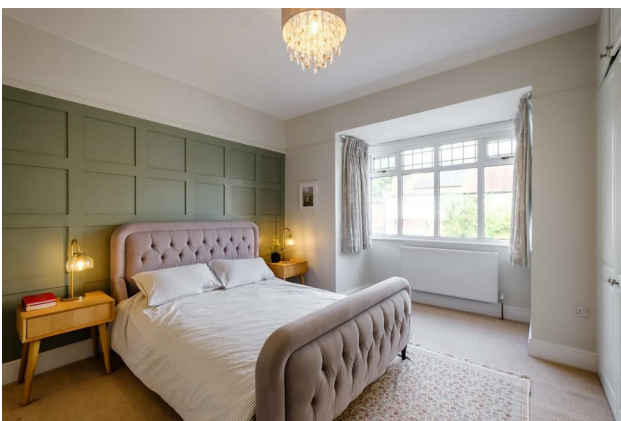
Property Images



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## Property Images



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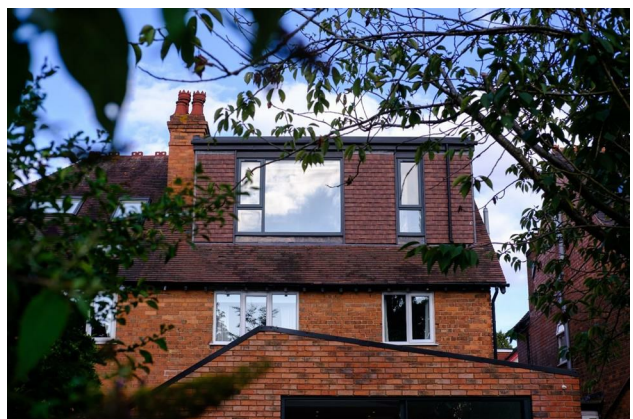
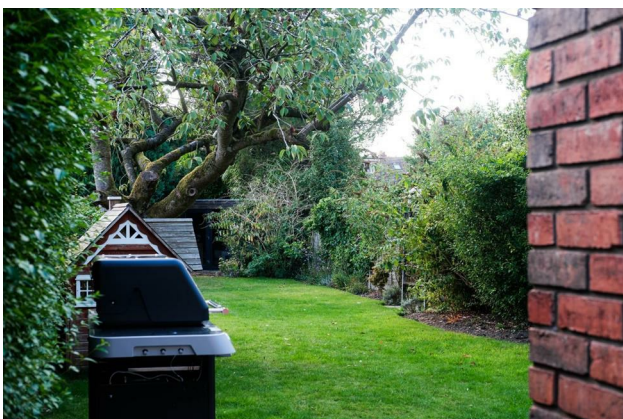
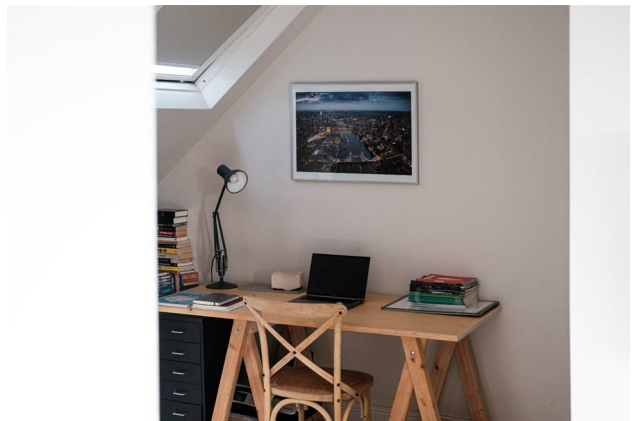
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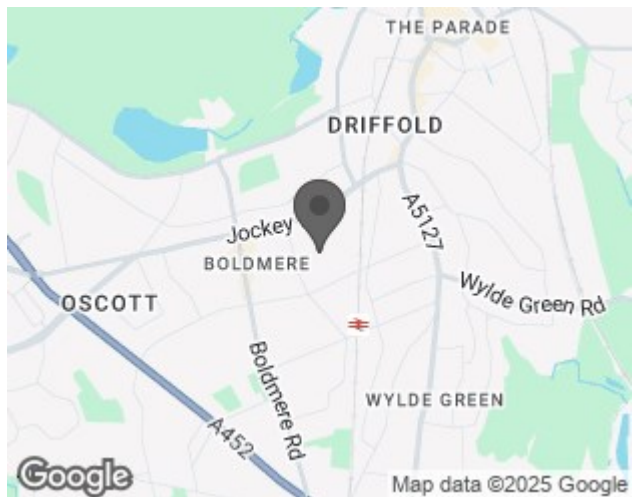
TOTAL FLOOR AREA : 2566 sq.ft. (238.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrono CAD05

## EPC

## Map

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>	<b>70</b>	<b>80</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	



## Summary

Superbly located close to Sutton Coldfield and Boldmere Village amenities, as well as Wylde Green railway station, this very deceptively spacious three storey, Edwardian semidetached family home simply has to be seen to be fully appreciated.

Wonderfully extended in 2020 and superbly modernised by the current owners, the property still retains much character and charm and has the benefit of a wonderful secret rear garden with separate vehicle access.

The property briefly comprises; porch, hall, living room with stone fire place and log burner, utility and guest cloaks, magnificent kitchen/family room/dining room fully fitted with quartz work top and vaulted ceiling. Four first floor bedrooms and luxury family bathroom and second floor suite incorporating bedroom, bathroom, snug and dressing room/office.

Outside the frontage has a double width driveway and the fabulous garden boasts a studio for home working and a gate to a further garden with gym and rear gated vehicular access.

## Features

- Deceptively Spacious Edwardian Family Home • Five Bedrooms • Incredible Gardens with Rear Vehicle Access • Front Driveway • Gym and Astroturf pitch • Sought After Location • Garden Room/Studio • Council Tax Band E • Family Bathroom and En-suite