

HUNTERS®

HERE TO GET *you* THERE

18 Cattock Hurst Drive, Sutton Coldfield, B72 1XG

£422,500

Property Images



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Property Images



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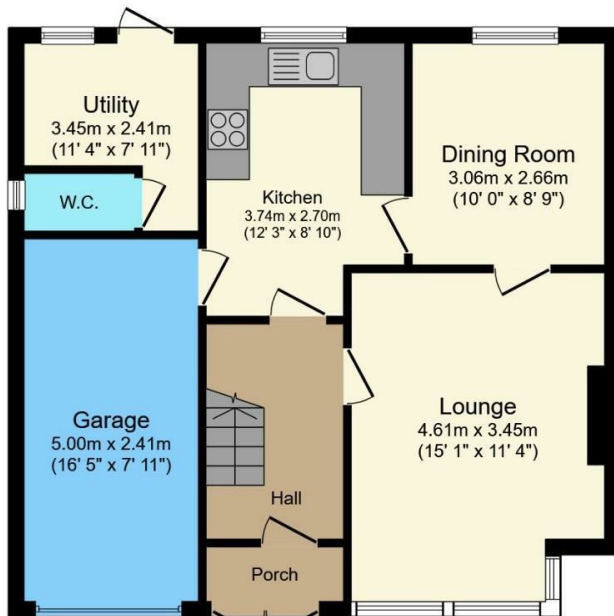
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Property Images

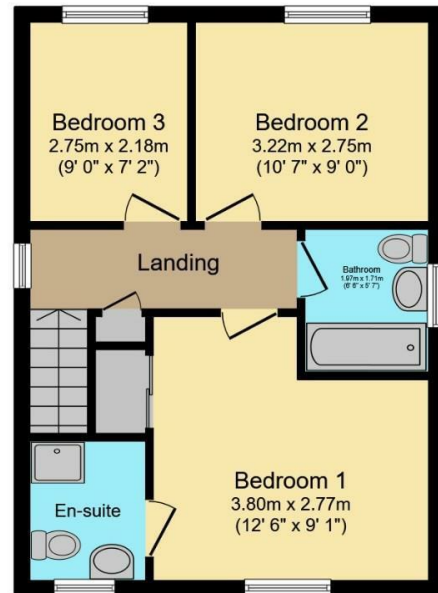


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Ground Floor



First Floor

Total floor area 103.2 m² (1,111 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).

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Superbly and conveniently located at the foot of this desirable cul de sac, approached from Foxlands Drive via Fourlands Avenue and Penns Lane, local shops, schools and public transport services are close at hand. The gas centrally heated accommodation stands behind a very deep driveway and also offers immense potential for extension (subject to planning permission).

The accommodation comprises; enclosed porch, spacious hall, lounge with feature fireplace, separate dining room, kitchen with oven, hob and understairs cupboard, utility with guests cloaks, 3 excellent bedrooms with shower room ensuite and wardrobes to bedroom 1, family bathroom.

Outside, garage, front garden with twin lawns and deep block paved driveway which could easily be extended to provide even more parking, well maintained rear garden enjoying a south east aspect.

Features

- Fabulous secluded cul de sac location • 3 bedrooms • Bathroom and ensuite • 2 reception rooms • Fantastic parking • Utility and guests cloaks • Private gardens • Council Tax Band E