

HUNTERS®

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41 Melrose Avenue, Sutton Coldfield, B73 6NT

Offers Over £425,000

Property Images



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Property Images

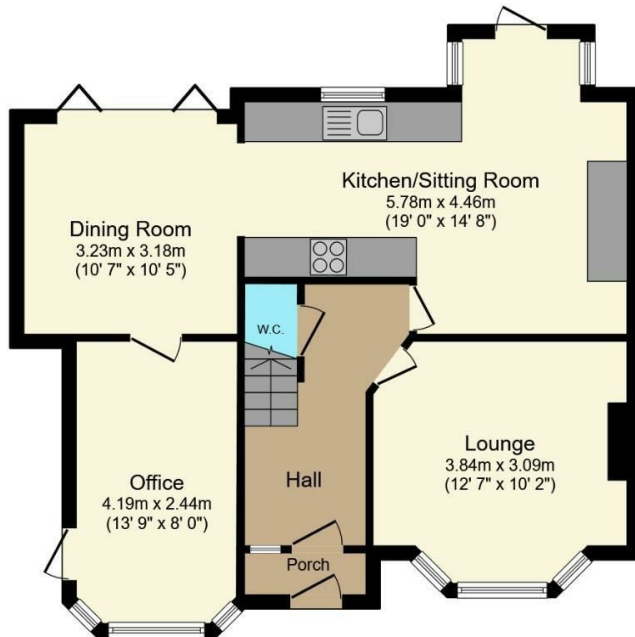


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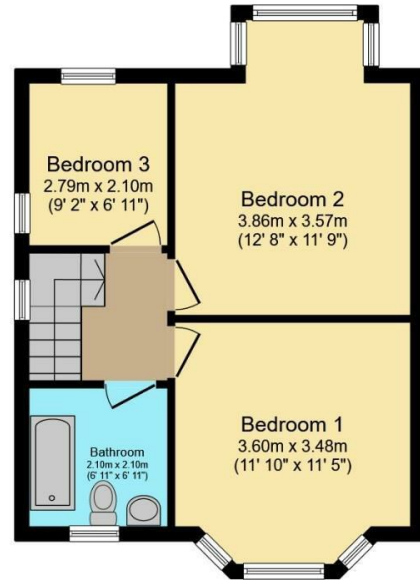
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Ground Floor



First Floor

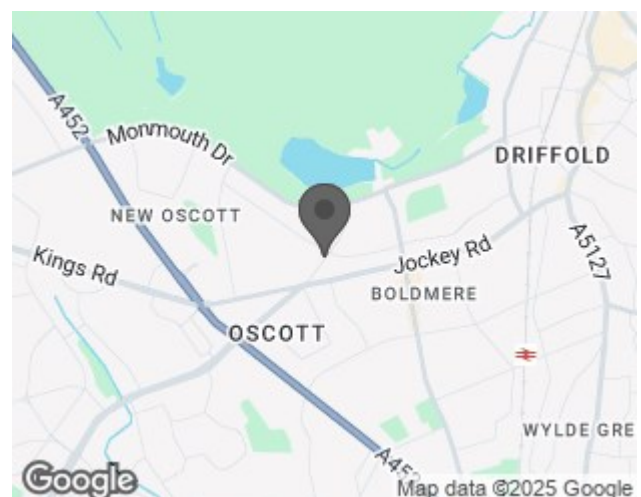
Total floor area 105.8 sq.m. (1,139 sq.ft.) approx

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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Map



Summary

Well located in a much sought after residential area, accessible for Sutton Park, schools and public transport services, this spaciously extended, traditional semi, which has planning permission for a 4th bedroom extension, must be viewed.

Gas centrally heated and double glazed, the property is approached from either Jockey Road or Monmouth Drive and briefly comprises; enclosed porch, spacious hall, guests cloak with white suite, living room with feature fireplace, kitchen/dining room with feature open fireplace, bay window, French door to garden and opening to refitted kitchen having quartz tops, oven, hob, extractor, fridge/freezer, dishwasher, further opening to breakfast room with lantern window and bifold doors to garden, study/utility with sink unit and bay window to front.

First floor, 3 excellent bedrooms, bedrooms 1 and 2 with original fireplaces and two double wardrobes, bathroom/WC having a refitted white suite with shower over bath.

Front having shrubs and double width block paved driveway, very good sized private rear garden with patio, lawn, hedges and mature screening.

Features

- Lovely extended traditional semi • 3 bedrooms • Living room, dining room and study • Breakfast kitchen • Refitted bathroom • Good sized private garden • Sought after location • Council Tax Band D