

Vales Close, , Sutton Coldfield, B76 1LJ

- Superb cul de sac location.
- Refitted bathroom with shower.
- Gas central heating and double glazing.
- Council Tax band E.
- Four bedrooms.
- No upward chain.
- Garage.

Asking Price £395,000



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DESCRIPTION

Offering a RARE OPPORTUNITY to stamp your own mark on a large four bed family detached in a much sought after and convenient cul de sac, just off Penns Lake Road, very accessible for Walmley village, schools and Sutton Coldfield amenities.

The property has the benefit of a new electrical consumer unit, replacement Worcester gas combination boiler & radiators, refitted bathroom with separate WC and downstairs guest WC.

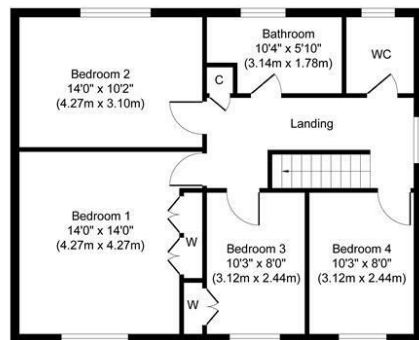
The accommodation has been re-plastered and briefly comprises; enclosed porch, reception hall with guest WC, through lounge/dining room, kitchen area with sink & separate utility room and under stairs cupboard.

First floor, four bedrooms, bedrooms one and three with wardrobes, landing with cupboard, separate WC and refitted white bathroom with separate shower.

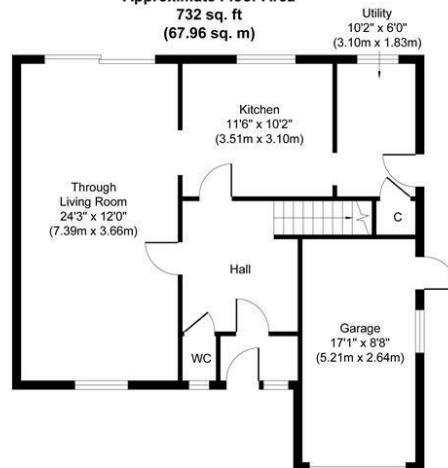
Outside, front lawn, block paved driveway, garage with boiler, rear garden with patio lawn, side shed and gated side access.







First Floor
Approximate Floor Area
732 sq. ft
(67.96 sq. m)



Ground Floor
Approximate Floor Area
786 sq. ft
(72.99 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

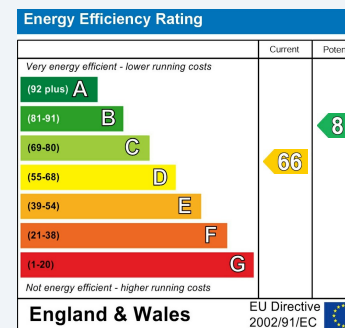
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.