

HUNTERS®

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10 Hollyfield Road South, Sutton Coldfield, B76 1NX

Offers In The Region Of £599,950

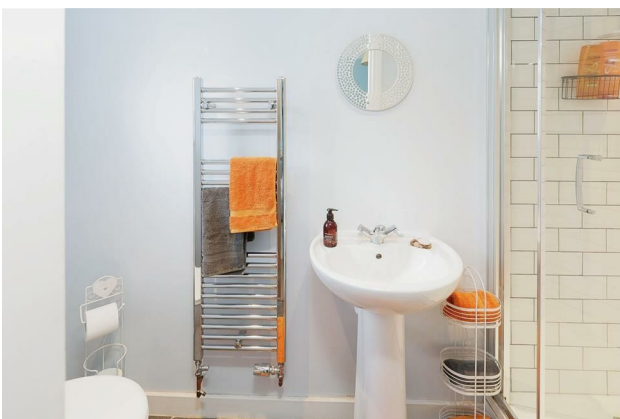
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Total floor area 154.5 m² (1,663 sq.ft.) approx

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		83
(69-80) C	68	
(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

Offered with no upward chain, this exceptionally well-maintained, very spaciouly extended and thoughtfully planned for multi-generational or disabled living, this wonderful bungalow occupies a very convenient location, close to shops, local bus services, several outstanding schools and Sutton Coldfield's amenities. The gas centrally heated accommodation, extended in 2019, was originally built in the 1930's and is set behind an in and out driveway - providing fantastic parking for numerous vehicles.

In brief, the property comprises; Porch, spacious reception hall with hatch and ladder to boarded loft with electric lighting and annually serviced gas combi boiler. 4 superb double bedrooms, twin ensuites, luxury family bathroom with separate shower. Utility room, living room having feature fireplace with gas/log fire and double French doors to garden. Stunning kitchen/family room having a comprehensive range of fitted units, dishwasher, underfloor heating, vaulted ceiling with velux windows and double French doors to garden.

Outside, double gated side car port and good sized private garden with patio, lawn, hidden vegetable patch, fenced and shrub border.

Further extension potential subject to planning permission.

Features

- Very deceptive, extended family bungalow
- 4 double bedrooms
- Twin ensuites
- Luxury bathroom
- Utility room
- Stunning kitchen/family room
- Private garden
- Beautiful living room
- Convenient location
- Council Tax Band D