

# HUNTERS®

HERE TO GET *you* THERE

**90 Wilkinson Close, Sutton Coldfield, B73 5QG**

**£289,950**

**Property Images**





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## Property Images





# HUNTERS<sup>®</sup>

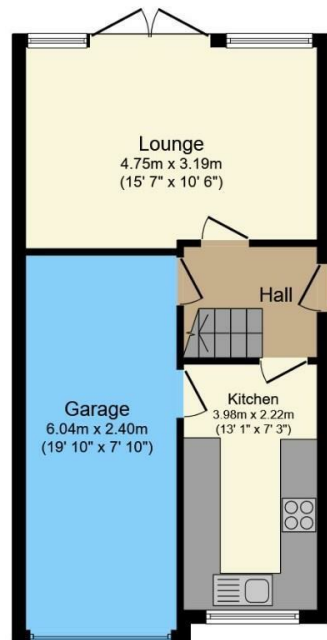
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## Property Images

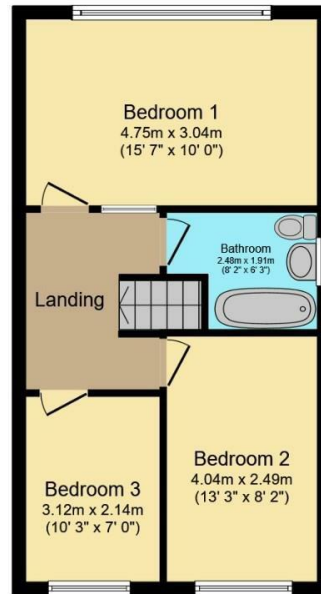


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**Ground Floor**




**First Floor**

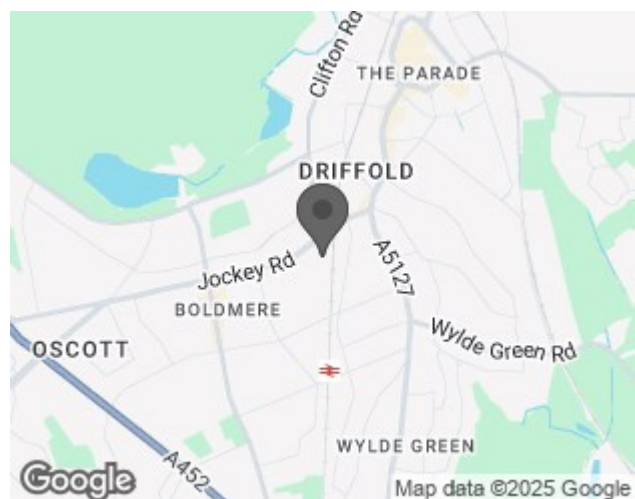
Total floor area 87.7 m<sup>2</sup> (944 sq.ft.) approx

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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 	

## Map



## Summary

Superbly located, approached from Highbridge Road, this excellent freehold semi detached is ideally located for Wylde Green railway station, Boldmere village, Beeches Walk, Sutton Park and great local schools. The gas centrally heated and double glazed accommodation, which is being offered with no upward chain, must be viewed to be fully appreciated and briefly comprises;

Reception hall with coats cupboard, living room, refitted kitchen with oven, hob and Worcester gas combi boiler (serviced annually), garage, block paved front driveway, private rear garden with patio, lawn, fenced surround and gated side access.

## Features

- Fantastic convenient location • Semi detached home • 3 bedrooms • Refitted kitchen • Bathroom with shower • Garage • Private garden • Attractive living room • NO CHAIN • Council Tax Band C