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3 Maney Hill Road, Sutton Coldfield,  
B72 1JJ  
£675,000



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Superbly located opposite St Peters Church, within walking distance of Sutton's amenities, Plantsbrook & Maney Hill Schools and Wylde Green and Sutton Coldfield railway station, this characterful, very charming 3 storey Edwardian semi-detached family home has been modernised and refurbished throughout, yet still retains many period features. The gas centrally heated and double glazed, impressive and well-proportioned accommodation, briefly comprises;

Enclosed porch, spacious reception hall with Minton tiled floor and understairs cupboard, lounge having feature fireplace, oak flooring, lovely bay to front and double doors to dining room having feature corner fireplace, oak floor and double French doors to garden. Fitted kitchen with a range of units, granite work surfaces, space for range with extractor hood, central granite breakfast bar, mood lighting and opening to utility with matching units, Worcester boiler, airing cupboard and guests cloaks with white suite. Store room offering huge potential for conversion to bedroom/cinema room/gym.

3 fantastic first floor bedrooms (2 with vanity sinks) and family bathroom with white suite corner spa bath and separate shower cubicle. Second floor double bedroom with under-eave storage and shower room with white suite.

Outside, block paved front driveway providing off road parking for 3 cars. Landscaped cottage style rear garden with both gravelled and block paved patios, lawn with fence and walled surround, secure gated trades entrance.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 171.4 m<sup>2</sup> (1,845 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

