

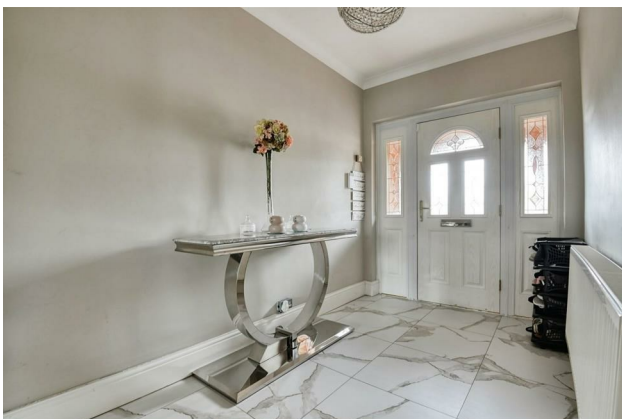
# HUNTERS®

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**21 Bakers Lane, Sutton Coldfield, B73 6XA**

**£495,000**

Property Images

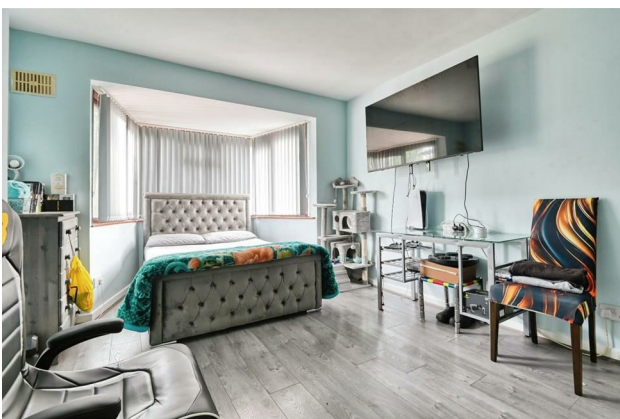
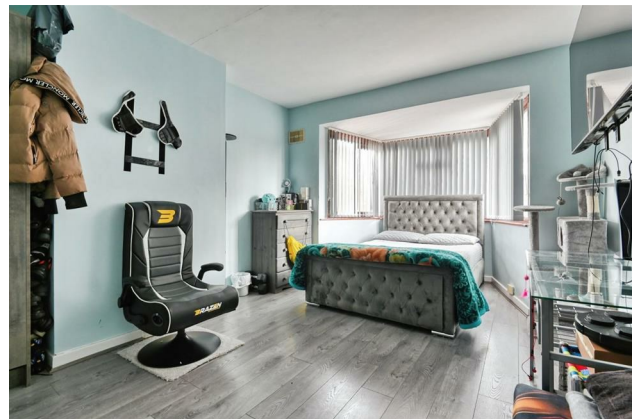




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## Property Images





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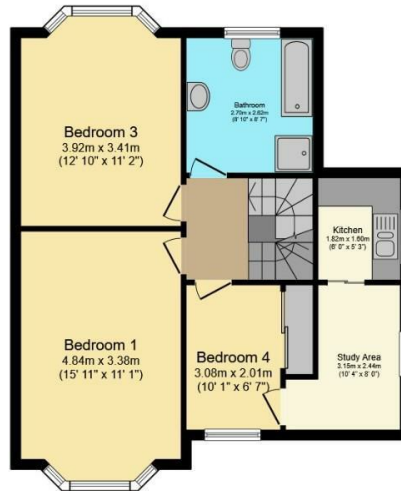
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## Property Images

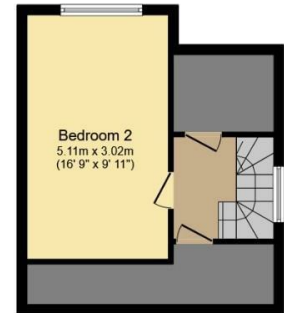




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 162.2 m<sup>2</sup> (1,746 sq.ft.) approx

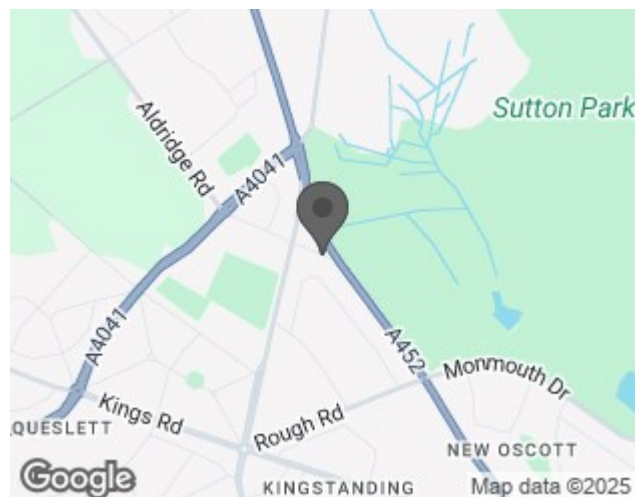
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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>		
(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		
	55	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Summary

This very spacious, largely extended, 3 storey semi-detached family home occupies a sought after and very convenient location close to Sutton Park. Considerably improved by the present owners, with gas central heating and double glazing, the lovely property, which must be viewed to be fully appreciated, briefly comprises;

Covered porch, impressive reception hall with utility and useful wine storage, attractive living room with feature fireplace, kitchen/family/dining room having a range of fitted units with granite work surfaces, double oven, microwave, hob, extractor fan, dishwasher, fridge and freezer.

First floor, 3 great bedrooms, one with study area and potential shower room, luxurious refitted family bathroom with separate shower cubicle and large double bedroom with under eaves storage on second floor.

Front with block paved driveway providing off road parking and good sized garden to rear enjoying southerly aspect, pergola, outside WC and wonderful entertainment area.

## Features

- Stunning 3 storey semi detached • Outstanding kitchen family room • 4 excellent bedrooms • Fabulous living room • Luxury bathroom • Good sized garden with entertaining area • Utility and garage • Council Tax Band D