

# HUNTERS®

HERE TO GET *you* THERE

**26 Grendon Drive, Sutton Coldfield, B73 6QA**

**£599,999**

**Property Images**

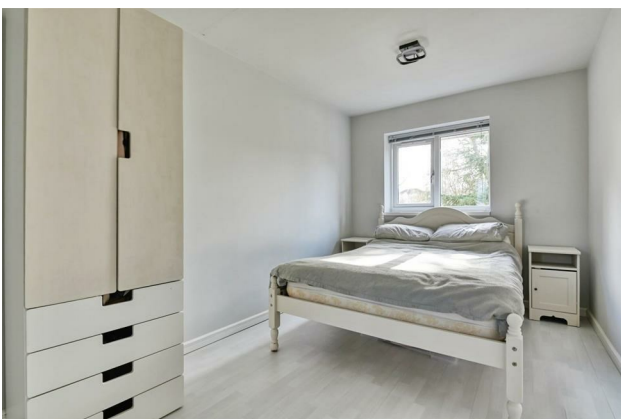




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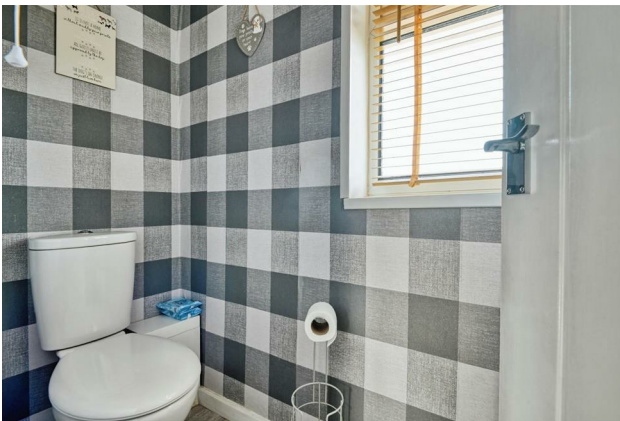
## Property Images



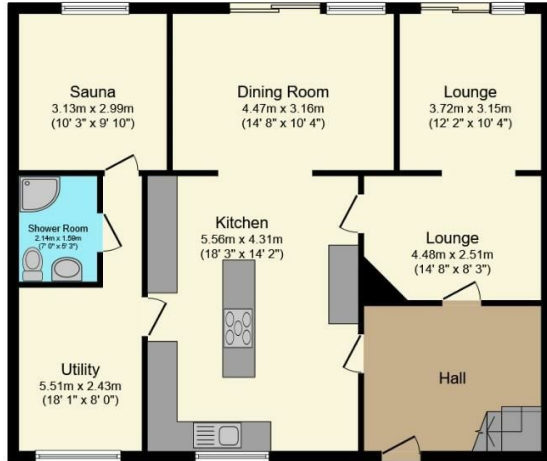
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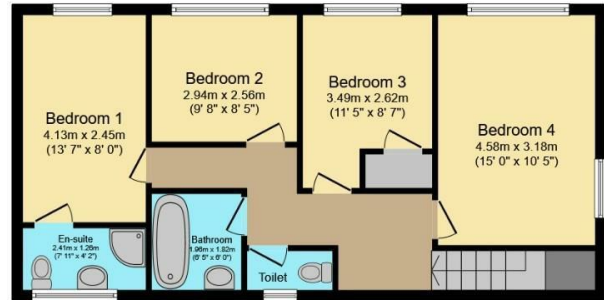
## Property Images







**Ground Floor**




**First Floor**

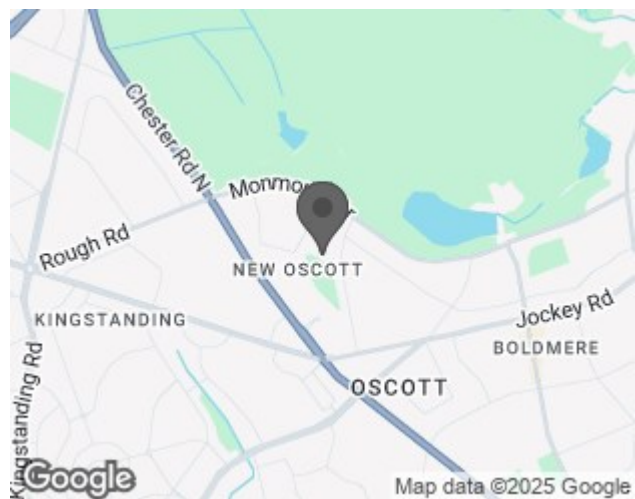
Total floor area 156.4 m<sup>2</sup> (1,684 sq.ft.) approx

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>82</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>67</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

Very spacious and superbly extended, offering deceptively sized family accommodation, this lovely freehold detached residence, with gas central heating and double glazing is offered with no upward chain. Close to great local schools, bus services and Sutton Park, the property offers a sought after cul de sac position, approached from Avery Road via Monmouth Drive, briefly comprising;

Enclosed porch, reception hall, living room with feature open fireplace and bi fold doors to garden, fabulous kitchen/family/dining area with built in oven, hob, fridge/freezer, underfloor heating, central island, breakfast bar and a fireplace with inset multi-fuel burner and bi fold doors to garden. Utility leading to shower room and snug/bedroom 5 with underfloor heating (this area could be used as an annexe for extended family etc). 4 first floor bedrooms, shower room ensuite to bedroom 2 and family bathroom.

Outside, front with off road parking for several cars and private rear garden enjoying southerly aspect.

## Features

- Very largely extended • 4/5 bedrooms • Annexe with shower room • Fabulous kitchen/dining/family room • Spacious living room • Good sized private garden with southerly aspect • No upward chain • Bathroom and ensuite • Garage • Council Tax Band E