

HUNTERS[®]

HERE TO GET *you* THERE



Fourlands Avenue

Sutton Coldfield, B72 1YY

Asking Price £369,950



Council Tax: D



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PORCH

An exceptionally useful and spacious porch with door leading into;

LOUNGE / DINING ROOM

12'4" x 17'8" (3.76 x 5.38)

The lounge area is currently located to the front of the property with a window to the fore and beautiful feature fireplace. To the rear is the dining area conveniently accessed off the kitchen and benefiting from full width patio doors into the garden

KITCHEN BREAKFAST ROOM

Benefiting from a wealth of storage cupboards and integrated dishwasher, fridge and freezer plus space for a washing machine and cooker. A fantastic breakfast bar creates ideal space for family mealtimes or casual dining whilst enjoying views over the garden from two windows.

LANDING

Having a window to the side, loft access with an integrated loft ladder and doors leading into;

BEDROOM ONE

A spacious master bedroom benefiting from built in mirrored wardrobes and a large window overlooking the front elevation

BEDROOM TWO

A further spacious double bedroom also with built in wardrobes and a window overlooking the garden

BEDROOM THREE

A single bedroom with a window overlooking the front elevation

BATHROOM

A modern bathroom comprising of bath and vanity sink unit with window to the rear elevation

SEPERATE WC

Thoughtfully separated from the bathroom comprising just the W.C ideal for busy family life and guests

GARDEN

Mainly laid to lawn and enjoying a private aspect with side access and useful covered storage area



Road Map



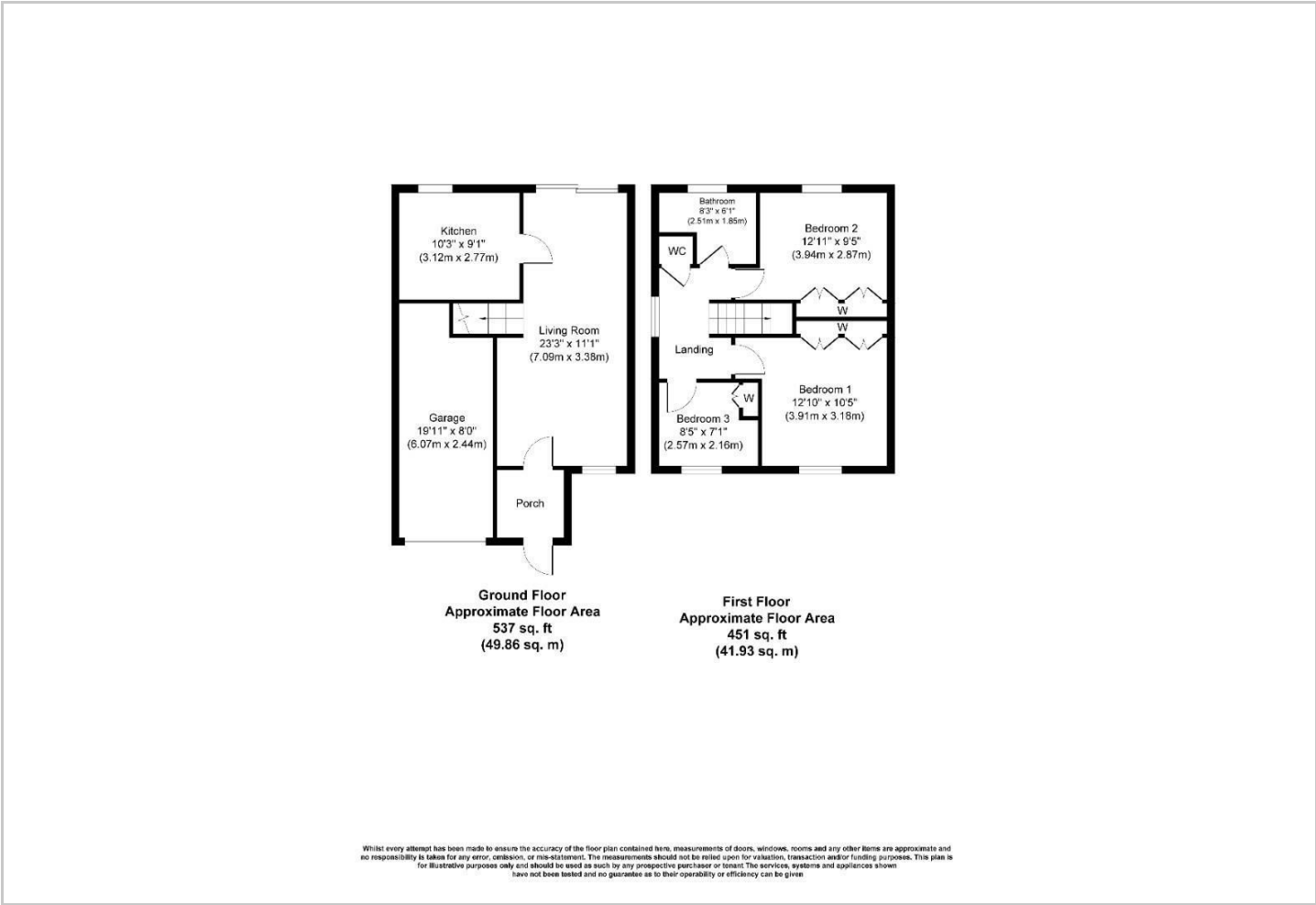
Hybrid Map



Terrain Map



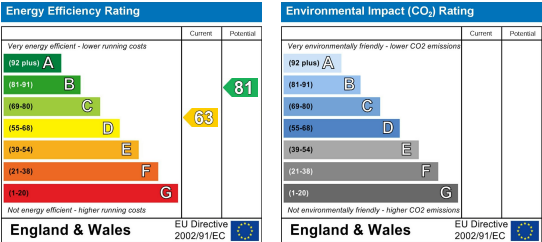
Floor Plan



Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.