

HUNTERS®

HERE TO GET *you* THERE

9 St Andrews Road, Sutton Coldfield, B75 6UG

Offers Around £630,000

Property Images



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Property Images

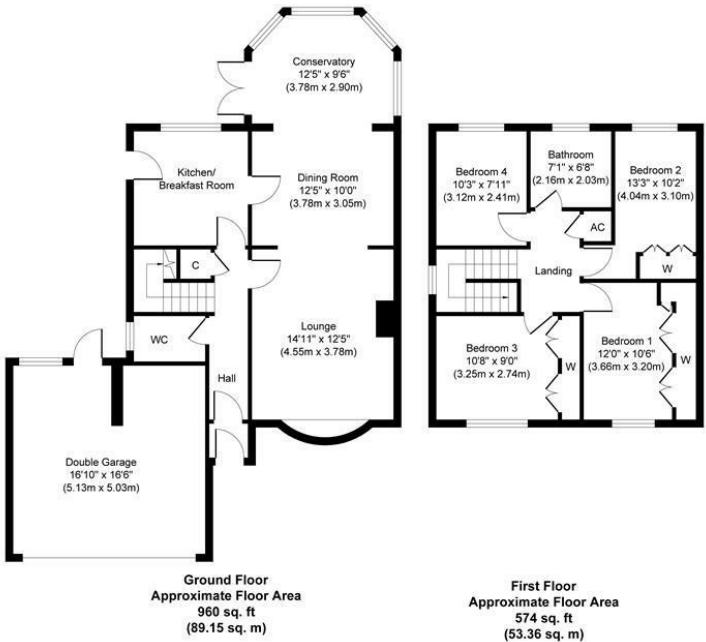


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Beautifully located just off Tamworth Road and backing onto the 4th fairway of the prestigious Moor Hall Golf Club, this very spacious freehold detached family residence occupies an enviable location, very accessible for Sutton Coldfield's amenities, The Belfry and M42 motorway. Offered with no upward chain, the gas centrally heated and double-glazed accommodation, which must be viewed, briefly comprises;

Enclosed porch, reception hall with stairs to first floor and large understairs cupboard, lounge with feature brick fireplace and arch to dining room, superb conservatory with lovely views over the garden and golf course, fitted kitchen/breakfast room with oven and hob. First floor landing with hatch and ladder to loft, 4 excellent bedrooms (3 with fitted wardrobes) and bedroom 2 with vanity sink, family bathroom with white suite and shower.

Outside, double garage with electrically operated door and ideal gas central heating boiler, front lawn and block paved approach with pleasant open front aspect.

Features

- Superb detached family residence • 4 bedrooms • No upward chain • Guests cloaks • Double garage • Beautiful gardens backing onto Moor Hall Golf Course • Kitchen/breakfast room • Conservatory • Council Tax Band E