

HUNTERS®

HERE TO GET *you* THERE

20 Conchar Road, Sutton Coldfield, B72 1LL

£450,000

Property Images



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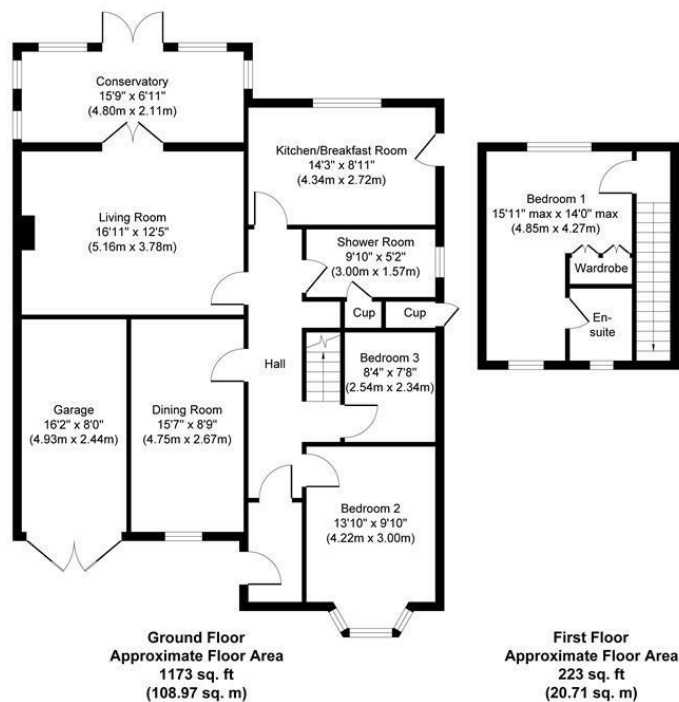


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		
(81-91) B		
(69-80) C		
(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

Offered with no upward chain and superbly located for Sutton Coldfield's amenities, this very spacious, extended and improved detached dormer bungalow really must be viewed to be fully appreciated. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, spacious reception hall with stairs to first floor, living room with feature fireplace and doors to conservatory with patio doors in turn opening to garden, separate dining room/bedroom four, kitchen/breakfast room having a range of fitted units, built in oven and hob and breakfast bar. Bedroom two a double room with bay to front, bedroom three, shower room having a double cubicle and linen cupboard. First floor, bedroom one with 2 double fitted wardrobes, wall mounted electric oil filled radiator (not connected to the central heating), under-eave storage and shower room ensuite.

Outside, garage, in and out block paved driveway providing parking for four cars, good sized secluded rear garden forming a special feature of the property having patio, lawn, pond, hedge & fence surround and wide gated trades entrance to side with boiler cupboard housing Worcester combi boiler.

Features

- Super detached dormer bungalow • 3 bedrooms • 2 reception rooms • Ensuite and separate shower room • Conservatory • Fitted kitchen with oven and hob • Beautiful, good sized secluded garden • No chain • Much sought after location • Council Tax Band E