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77 Clarence Road, Sutton Coldfield, B74 4AS

£595,000

Property Images



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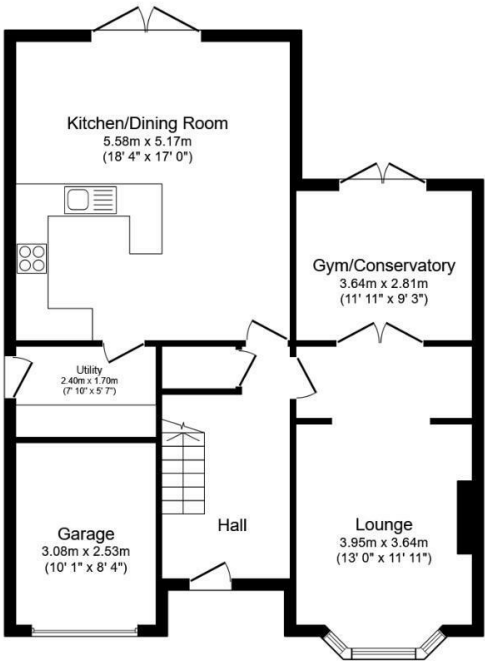


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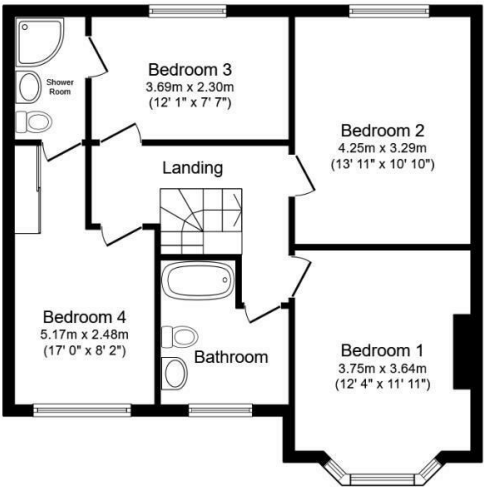
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Ground Floor

Floor area 81.7 sq.m. (879 sq.ft.)




First Floor

Floor area 65.2 sq.m. (702 sq.ft.)

Total floor area: 146.9 sq.m. (1,581 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)

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

This largely and very spaciouly extended, freehold, traditional semi-detached occupies a very much sought after and convenient residential position, within walking distance of Butlers Lane railway station, Sutton Park, Mere Green shops, bars & restaurants, as well as Hill West, Four Oaks and Arthur Terry Schools. Offered with no upward chain, the gas centrally heated and double glazed accommodation, which really must be viewed to be fully appreciated, briefly comprises;

Covered porch, impressive hall with oak strip floor and refitted guests cloak with white suite, living room with lovely bay to front, feature fireplace and double doors to dining room with double doors opening to patio. Magnificent kitchen/family room opening again to garden with refitted units, oven, hob & extractor, microwave, fridge/freezer and dishwasher.

Four first floor double bedrooms, bedroom 1 with hatch and ladder to spacious boarded loft storage with Velux window, bedrooms 3 and 4 sharing a 'Jack and Jill' ensuite and refitted family bathroom, also with a white suite and shower over bath.

Outside, garage store with electrically operated roller door and Worcester gas combi boiler. Frontage with lawn, shrubs and tarmac drive approach providing ample off road parking for at least 3 cars. Beautiful private rear garden enjoying a southerly aspect with patio, steps and wooden sleepers to lawn with ornamental pond, shrubs and gated side access.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition

to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk

Features

- Stunning 4 bedroom traditional semi • Two reception rooms • Fabulous extended kitchen/family room • Luxury bathroom and ensuite • Secluded garden with southerly aspect • Utility and guests cloak • Sought after and convenient location • Council Tax Band D