



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

22 Wakefield Close, Sutton Coldfield, B73 5UT

£460,000

22 Wakefield Close, Sutton Coldfield, B73 5UT

£460,000

Situated in this sought after cul de sac, just off Jockey Road and very conveniently located for Boldmere, Sutton Park, Wylde Green railway station and great local schools is this superbly extended, immaculately presented and expensively refitted traditional semi-detached family home. The gas centrally heated and double glazed accommodation, which must be viewed, backs onto St Nicholas School and briefly comprises;

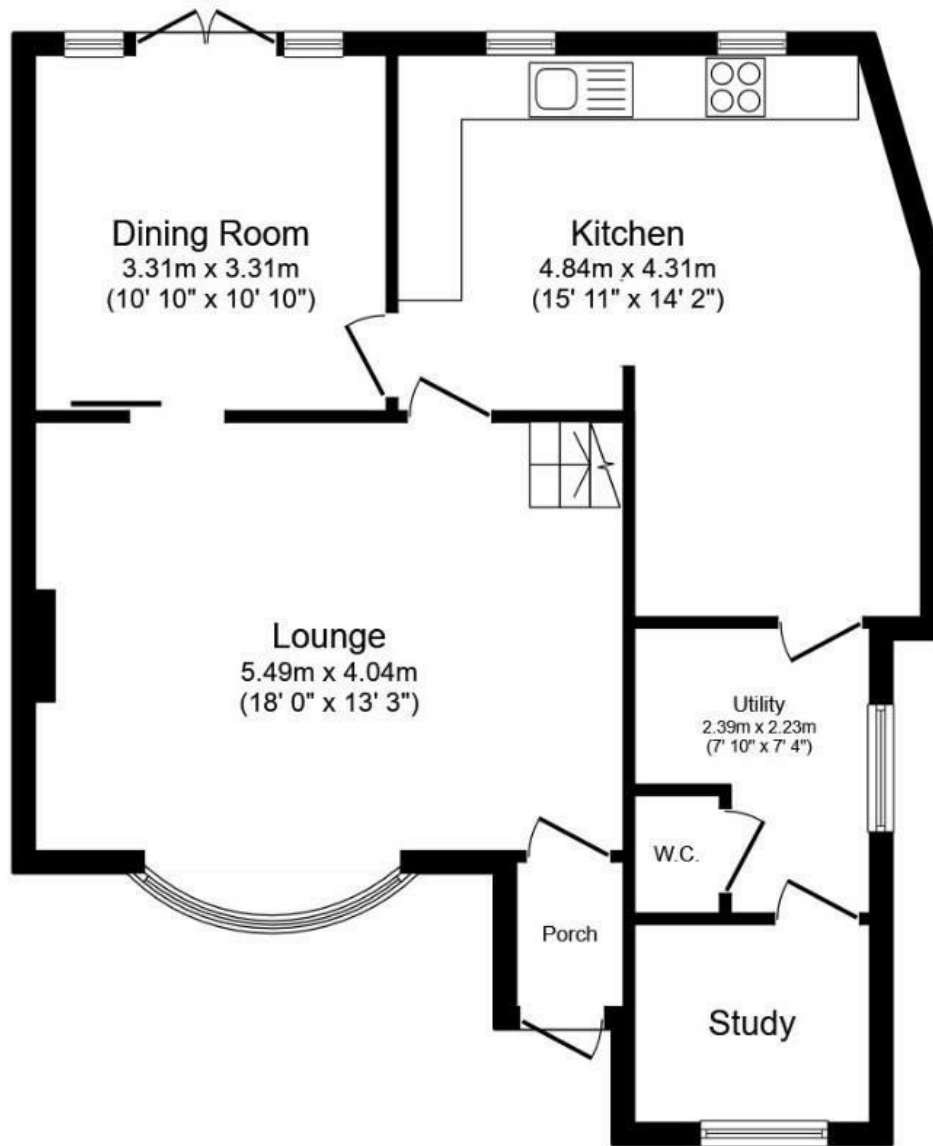
Enclosed porch, open plan living room with feature fireplace and bay to front, stairs to first floor and double sliding doors to dining room with double French doors to garden. Kitchen/breakfast room beautifully refitted and extended having lantern window, space for range, integrated dishwasher and fridge/freezer. Understairs store and opening to separate utility room, guests cloaks having a refitted white suite and useful study having cupboard housing Glow-Worm central heating boiler.

First floor, spacious landing with hatch and ladder to part-boarded loft with light, 3 excellent double bedrooms, bedroom one with fitted wardrobes and bay to front and bedroom 3 with box room off. Luxuriously appointed family bathroom having a refitted white suite and large separate shower cubicle.

Outside, lawn and wide block paved driveway providing ample off road parking and neat, private, easily managed rear garden with side gate and space for shed.

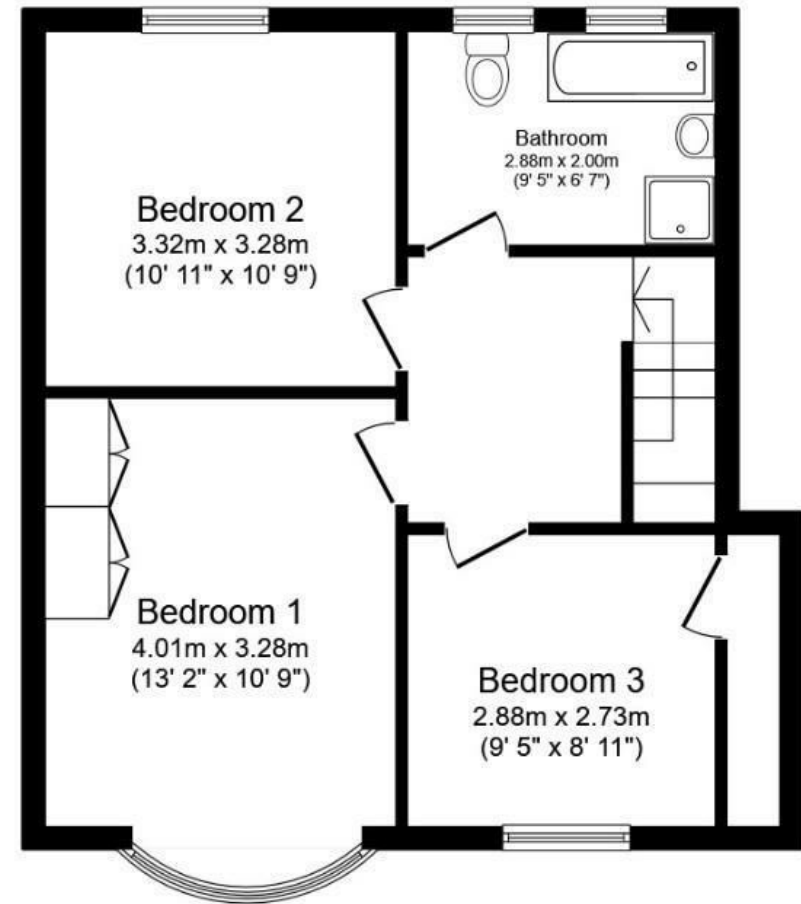
Hunters Sutton Coldfield 32a Beeches Walk, Sutton Coldfield, B73 6HN | 0121 355 0555

[sutton@hunters.com](mailto:sutton@hunters.com) | [www.hunters.com](http://www.hunters.com)



### Ground Floor

Floor area 68.0 sq.m. (732 sq.ft.)



### First Floor

Floor area 49.0 sq.m. (528 sq.ft.)

Total floor area: 117.0 sq.m. (1,259 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](http://www.Propertybox.io)



