

HUNTERS[®]

HERE TO GET *you* THERE

10 New Hall Grange Close, Sutton Coldfield, B72 1FU

Asking Price £575,000

Property Images



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Property Images

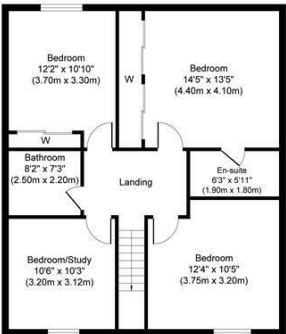


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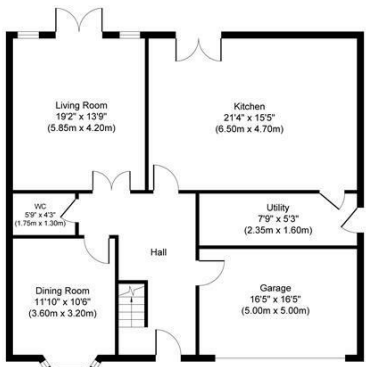
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First Floor
Approximate Floor Area
875 sq. ft
(81.34 sq. m)



Ground Floor
Approximate Floor Area
1145 sq. ft
(106.41 sq. m)

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

****ABSOLUTE BARGAIN****

This immaculately presented, modern, and spacious detached modern family home is set within a desirable residential development in the heart of Wylde Green.

Ideally located, the property is just a short distance from commuter train stations and lies conveniently close to public transport routes. It is also well served by a wide range of amenities, including high street shopping and numerous local schools.

The home is approached via a neatly block-paved fore garden, leading to the front entrance. Upon entering, a welcoming hallway provides access to a guest cloakroom and flows into a spacious and light-filled contemporary family lounge. Additional ground-floor accommodation includes a formal dining room.

To the rear, an extensive, beautifully appointed kitchen breakfast room boasts high-quality fitted units, integrated appliances, and a separate utility area.

Upstairs, the first floor comprises four generous double bedrooms, a bright and airy family bathroom with a full white suite, and an en-suite to the master bedroom.

Outside, the southerly-facing rear garden has been thoughtfully landscaped, offering patio seating areas, a lawn, and well-maintained herbaceous borders, all enclosed by wooden fencing.

A key highlight of this property is its advantageous position, featuring a driveway, an integral garage, and a total plot size of approximately 0.09 acres.

Features

- A Spacious Family Detached Home • Four Double Bedrooms • Two Bathrooms • Two Reception Rooms • Utility • Fantastic Location • Well Presented • EPC Rating C • Council Tax Band G • Garage and Driveway