

# HUNTERS®

HERE TO GET *you* THERE

**21 Bishops Road, Sutton Coldfield, B73 6HX**

**£879,950**

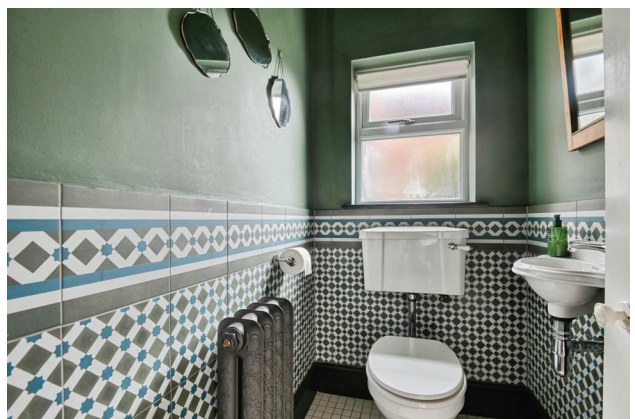
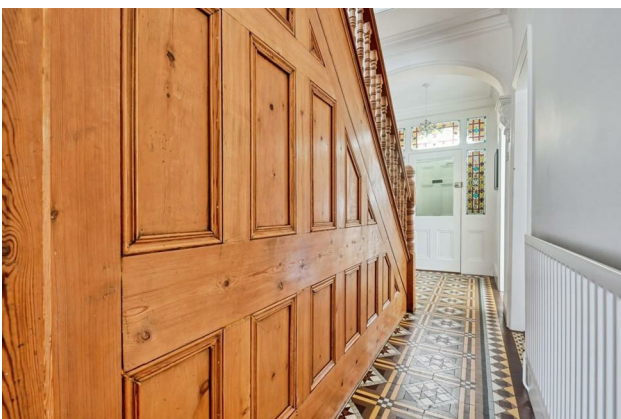
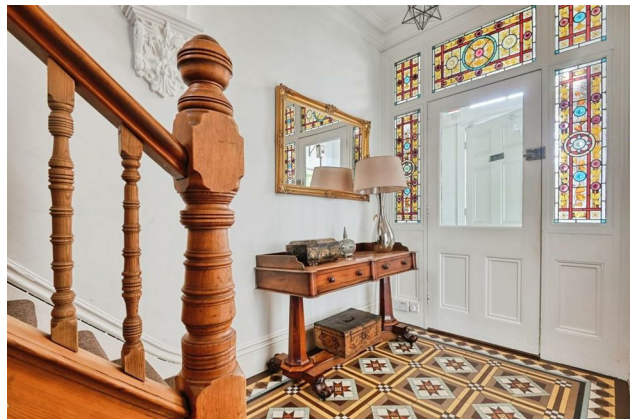
Property Images



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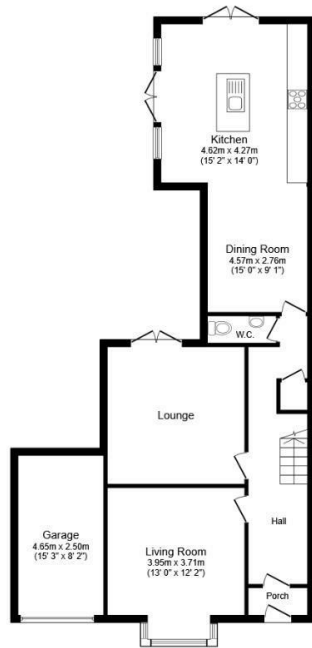
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## Property Images



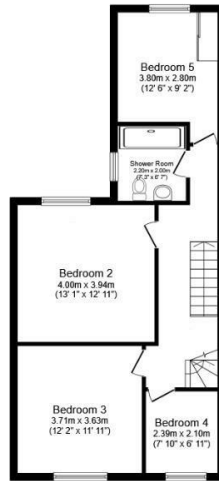
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**Ground Floor**

Floor area 92.5 sq.m. (996 sq.ft.)



**First Floor**

Floor area 61.9 sq.m. (666 sq.ft.)



**Second Floor**

Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 192.3 sq.m. (2,070 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)

## EPC

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

## Map



## Summary

Occupying a superb town centre location, accessible for Sutton Coldfield's many amenities and enjoying far-reaching elevated views, this exceptional 3 storey semi-detached family home has been considerably improved, modernised and extended by the present owners. Retaining many characterful features with Minton tiling, deep skirtings, leaded stained glass entrance, ceiling roses and cornices, the accommodation also has a replacement gas combi boiler and simply must be seen, briefly comprising;

Enclosed porch with ornate and stained-glass vestibule second door, impressive reception hall with understairs cupboard, Minton tiled flooring and beautiful staircase, guests cloaks with refitted white suite, living room and dining room both with feature fireplaces, outstanding kitchen/family room having a superb range of fitted units, granite work tops, central island sink and breakfast bar, space for range with extractor hood over, built in fridge/freezer, Worcester gas combi boiler, lantern window, beautiful bay to side and double doors to garden.

First floor, 4 bedrooms leading off a lovely gallery landing having store cupboard and further stairs to second floor main bedroom with dual aspect views and refitted ensuite with Karndean flooring, roll top bath and shower over.

Outside, lawned front garden with side tarmac driveway leading to single garage with double doors and rear access. Good sized rear garden having patio, lawn, fenced and hedge surround and detached timber garden room.

## Features

- Stunning 3 storey traditional semi-detached • 5 bedrooms • 2 reception rooms • Refitted bathroom and ensuite • Convenient and highly regarded location • Magnificent refitted and extended kitchen/family room • Council Tax Band F