

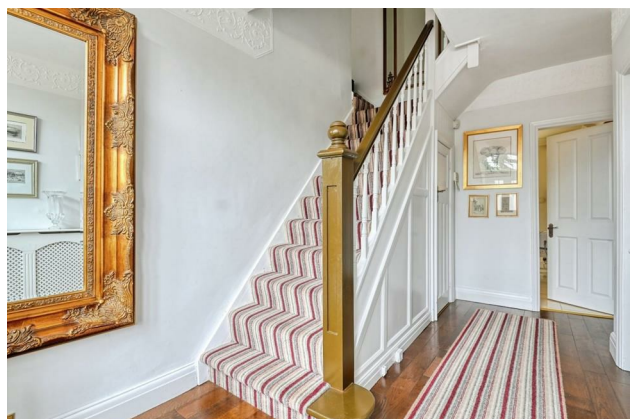
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18 New Church Road, Sutton Coldfield, B73 5RT

Asking Price £645,000

Property Images



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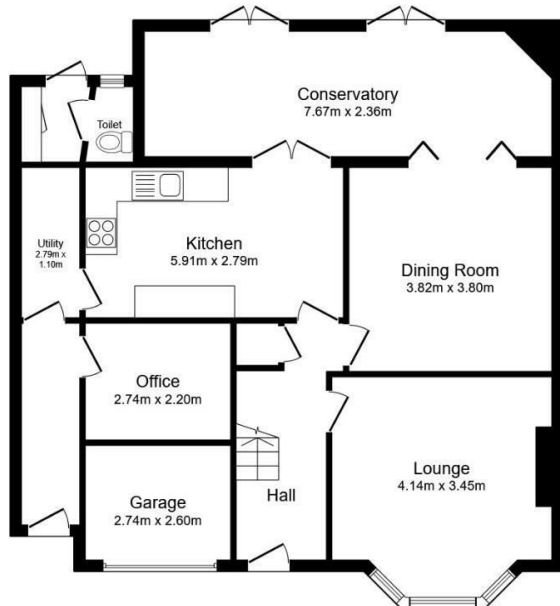


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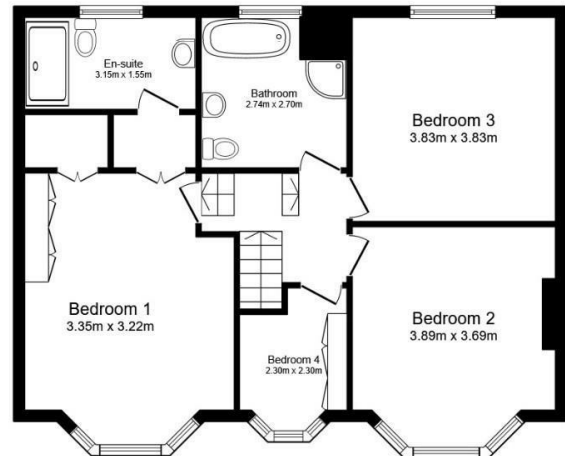
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Ground Floor
Floor area 97.2 sq.m.



First Floor
Floor area 76.5 sq.m.

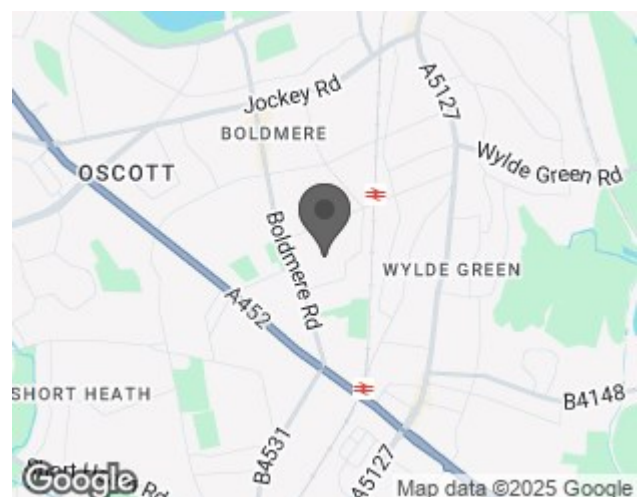
Total floor area: 173.6 sq.m.

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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Map



Details

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

Summary

Occupying a much sought after, south facing position being approached from either Boldmere Road or Sunnybank Road, this well maintained, extended and modernised traditional, freehold detached family home is ideally located for Boldmere, Wylde Green and Chester Road railway station, Sutton Park and great local schools.

The gas centrally heated and double glazed accommodation which must be viewed to be fully appreciated, briefly comprises; reception hall with double cloaks cupboard, lounge with feature fireplace and bi-fold doors to superb conservatory opening to garden, kitchen/breakfast room with space for range, wine fridge, dishwasher and gas central heating boiler, separate utility, pantry store and garage store with up and over garage door to front and rear partitioned office/study. First floor galley landing with hatch and ladder to boarded loft, four excellent bedrooms, bedroom one with fitted wardrobes and en-suite- a fully tiled shower room with his and hers sinks, family bathroom with white suite and separate shower.

Outside, pebbled driveway with hedge screening and lovely south facing rear garden with patio, lawn, fenced surround, outside power and hose tap.

Features

- Beautiful Extended Family Detached • Four Bedrooms • Family Bathroom and En-Suite • Two Reception Rooms • Kitchen/Breakfast and Utility • Superb Conservatory • South Facing Garden • Sought After and Convenient Location • Roof Overhauled in 2023 • Council Tax Band E