

# HUNTERS®

HERE TO GET *you* THERE

70 Holland Road, Sutton Coldfield, B72 1RQ

£475,000

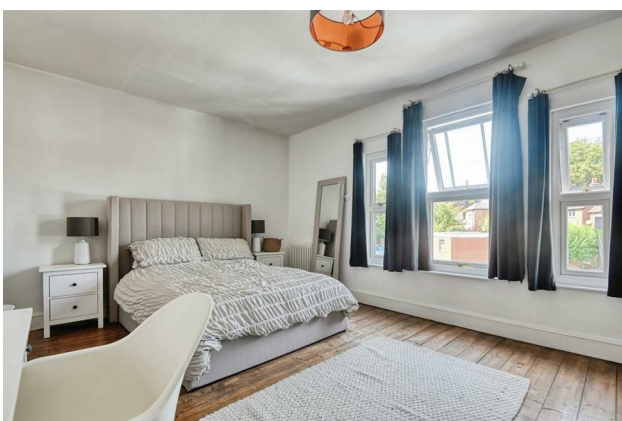
Property Images



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## Property Images



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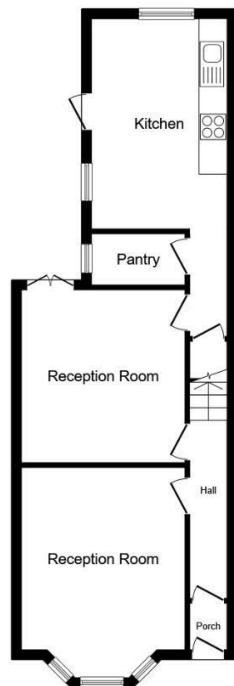
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## Property Images

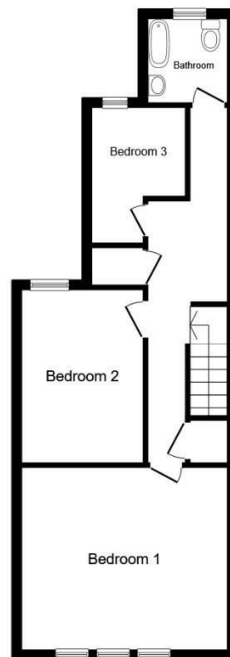


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Ground Floor



First Floor

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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

This beautifully appointed, sympathetically refurbished and modernised period semi-detached family home occupies a wonderful location close to Sutton Coldfield town centre and benefiting from its many amenities to include great local schools, shops and public transport services. The double glazed and gas centrally heated accommodation with replacement combi boiler in 2023 is presented immaculately, really must be viewed and briefly comprises; enclosed porch with Minton tiled floor, spacious reception hall, two lovely reception rooms with feature fireplaces and stripped timber flooring, under-stairs store, very useful pantry cupboard and spacious refitted kitchen/breakfast room with oven and hob, three first floor bedrooms, two doubles and a single and superb refitted family bathroom with white suite and roll top bath. Outside, front gravelled driveway and a rear garden with lawn and fence surround and side trades access.

Early viewing is essential to fully appreciate this stunning home.

## Features

- Stunning Traditional Semi-Detached • Three Double Bedrooms • Two Reception Rooms • Lovely Kitchen • Pleasant Garden • Off Road Parking • Well Appointed Family Bathroom • Viewing Essential