

# HUNTERS®

HERE TO GET *you* THERE

**37 Mayfield Road, Wylde Green, Sutton Coldfield, B73 5QJ**

**£750,000**

Property Images





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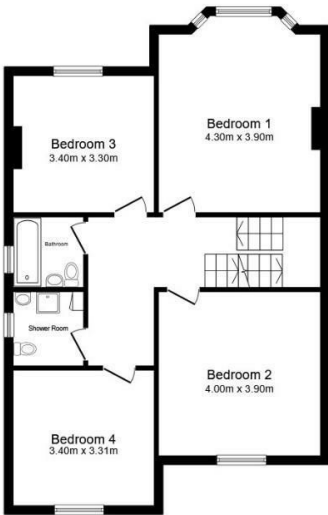
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## Property Images

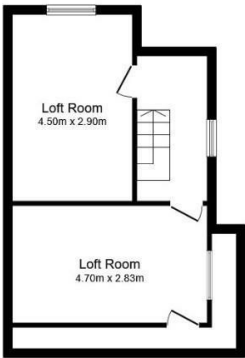




Ground Floor



First Floor



Second Floor

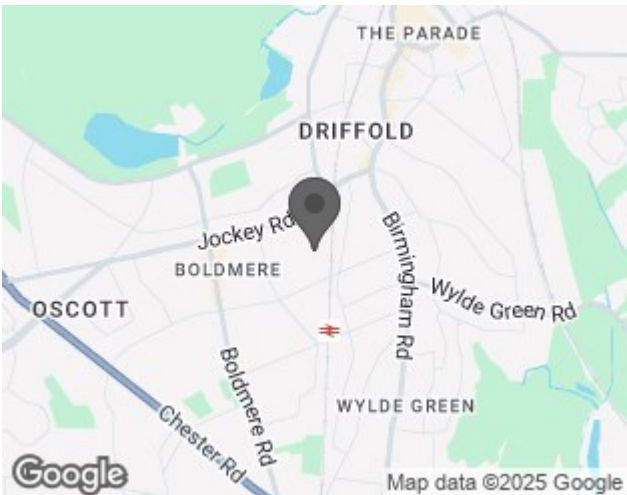
Total floor area: 206.6 sq.m.

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](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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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

Offered with no upward chain and requiring certain modernisation, this spacious, characterful, period family detached home has immense potential and occupies a highly desirable location, very accessible for Sutton's amenities, schools, Sutton Park and Wylde Green railway station. The gas centrally heated accommodation boasts many original features including corniced ceilings, leaded stained glass, Minton tiled hall, deep skirtings, high ceilings and simply must be viewed. In brief, the property comprises;

Enclosed porch, reception hall, shower room, lounge, dining room and family room (all with feature fireplaces), kitchen/breakfast room with side store, utility and downstairs WC. Four excellent first floor bedrooms, bathroom and shower room, 2 useful hobby/loft rooms on the second floor which could be converted into further bedrooms (subject to planning permission).

Good sized rear garden with patio, extensive lawn and mature shrub screening, front garden with block paved driveway.

## Features

- Superbly located period detached • 4 bedrooms • 3 reception rooms • 2 loft/hobbies rooms • 2 shower rooms and bathroom • Good sized garden • Much sought after location • Certain modernisation required • No chain • Council Tax Band F