

HUNTERS®

HERE TO GET *you* THERE

180 Hill Village Road, Sutton Coldfield, B75 5JG

£525,000

Property Images



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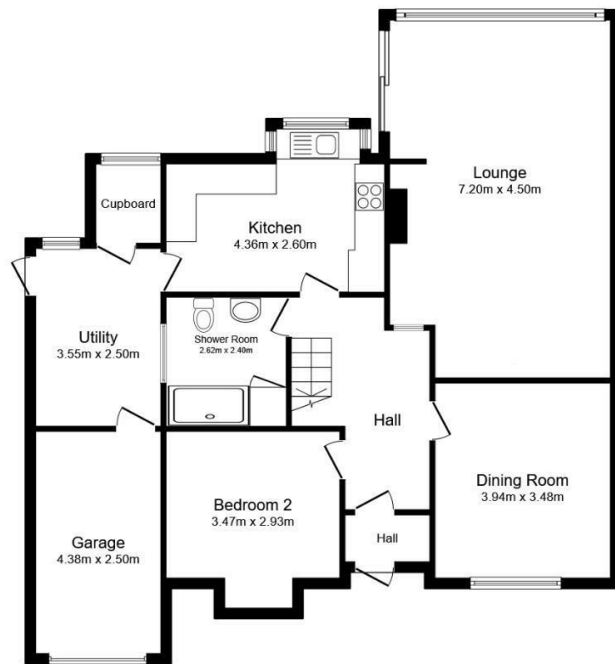


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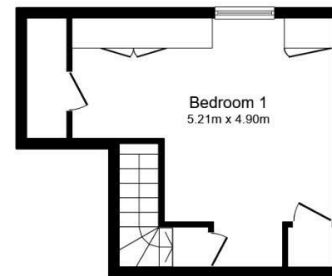
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Ground Floor
Floor area 110.5 sq.m.



First Floor
Floor area 23.7 sq.m.

Total floor area: 134.2 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		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map



Summary

Superbly and conveniently located off Lichfield Road and within very easy access of Mere Green amenities, Butlers Lane railway station, bus services and Arthur Terry School, this excellent freehold traditional detached bungalow is being sold with no chain and for the first time in many years. Requiring certain modernisation and upgrading, offering huge potential for extension (subject to planning permission), the accommodation occupies a lovely plot of 0.23 acres and briefly comprises;

Enclosed porch, spacious reception hall with stairs to first floor, dining room/bedroom, bedroom two with fitted wardrobes and box window to front, shower room with large walk-in shower and linen cupboard, attractive living room with brick-built fireplace set in beamed Inglenook with gas fire and opening to garden room with patio doors to garden, kitchen/breakfast room with oven, hob, beautiful box bay incorporating sink overlooking the garden, covered side with doors to side, garage and utility house Worcester gas boiler. First floor, large double bedroom which could be converted into 2 rooms with 3 wardrobes and large under-eave storage.

Outside, garage having electrically operated door, front lawned garden with tarmac drive providing ample parking, good sized rear garden with patio, extensive lawn, screening trees, shrubs and gated side entrance.

Features

- Traditional detached dormer bungalow • 2/3 bedrooms • 2 reception rooms • Kitchen and utility • Shower room/WC • Garage • Outstanding garden • No chain • Council Tax Band F