

# HUNTERS®

HERE TO GET *you* THERE

**5 Crecy Close, Sutton Coldfield, B76 1DQ**

**£395,000**

**Property Images**





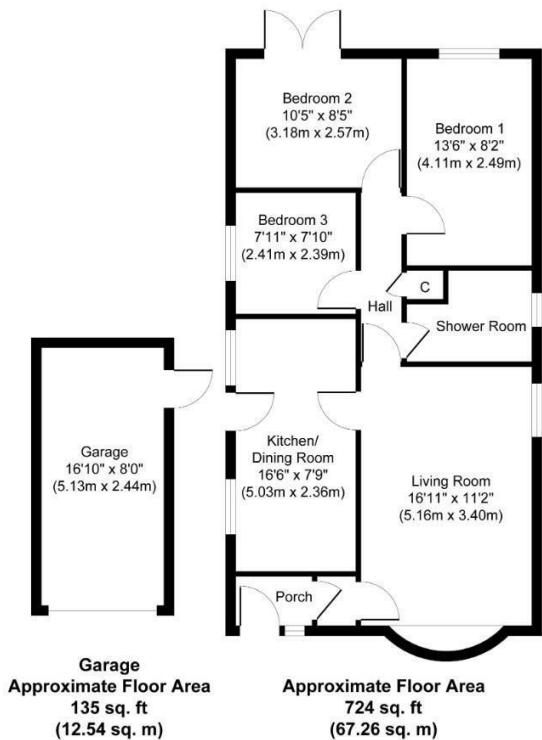
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## Property Images



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 2002/91/EC

Map



## Summary

Offered with no upward chain and marketed for the first time since being built in 1983, the bungalow is just one of six properties in this lovely cul de sac setting just off Retford Drive. Requiring certain modernisation, the gas centrally heated and double glazed accommodation offers immense potential and must be viewed, briefly comprising;

Enclosed porch, vestibule hall, attractive living room with gas fire and bow window to front, kitchen/dining room having a recently serviced Baxi gas combi boiler, inner hallway with hatch to loft, linen cupboard, 3 bedrooms and shower room with large walk-in shower.

Outside, detached garage, landscaped front garden with lawn, hedge screening and block paved driveway providing parking for several cars.

Lovely rear garden having block paved patio, lawn shrubs, fenced surround, 2 garden sheds and gated trades access.

## Features

- Superbly located detached bungalow • 3 bedrooms • Lovely gardens • No chain • Living room • Shower room • Kitchen/dining room • Detached garage • Council Tax Band E