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27 Shipton Road, Sutton Coldfield, B72 1NR

Offers Over £475,000

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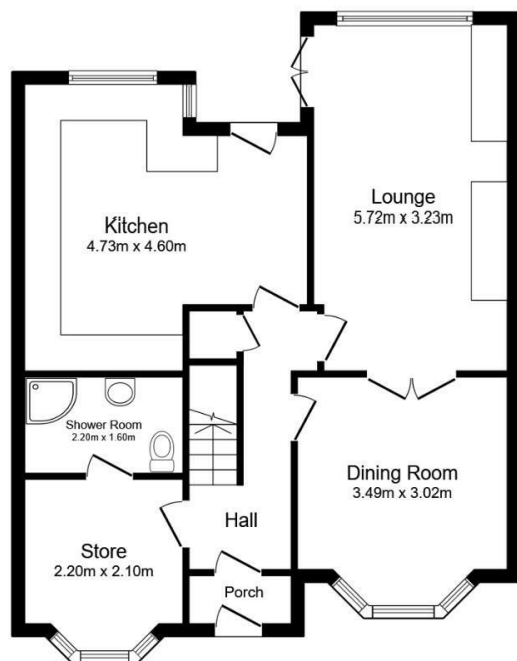


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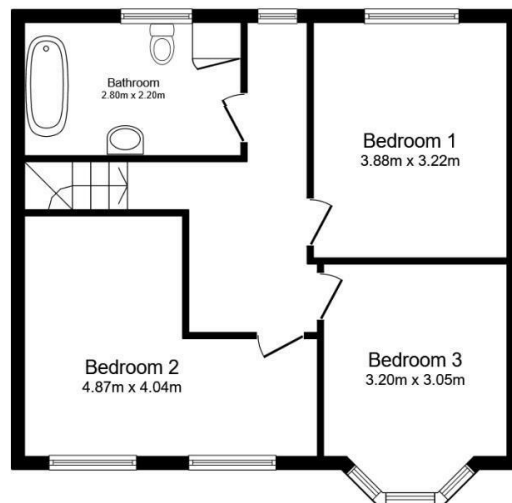
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Ground Floor
Floor area 71.4 sq.m.



First Floor
Floor area 58.5 sq.m.

Total floor area: 129.9 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](https://www.propertybox.io)

EPC

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

Map



Summary

Offered with no chain, this superbly extended traditional freehold semi-detached family home has been considerably improved and boasts a fabulous 5 car detached garage and workshop at the rear. The gas centrally heated and double glazed accommodation is set just off either Coles Lane or Maney Hill Road, close to Sutton's amenities, great local schools and public transport services. In brief, the accommodation comprises;

Enclosed porch, reception hall with understairs cupboard, study/bedroom 4 with shower room ensuite, dining room with bay to front and double doors to living room having feature fireplace, wood burner and double doors to patio, refitted extended kitchen/breakfast room with Siemens double oven, 5-ring hob, extractor, dishwasher and fridge/freezer. On the first floor, a spacious landing has hatch with ladder to boarded loft, three excellent double bedrooms and refitted family bathroom with white suite and cupboard housing Worcester gas combi boiler.

Outside, front lawn, shaped walled border and deep block paved driveway, good sized rear garden enjoying a southerly aspect with garage at rear (approached via gated driveway) having electrically operated door, power and water.

Features

- Largely extended semi-detached • 3/4 bedrooms • Refitted family bathroom • 2 reception rooms • Fabulous rear 5 car garage/workshop • Extended fitted kitchen • Good sized garden with southerly aspect • No chain • Sought after location • Council Tax Band D