

HUNTERS®

HERE TO GET *you* THERE

25 Hurley Close, Sutton Coldfield, B72 1HU

£599,995

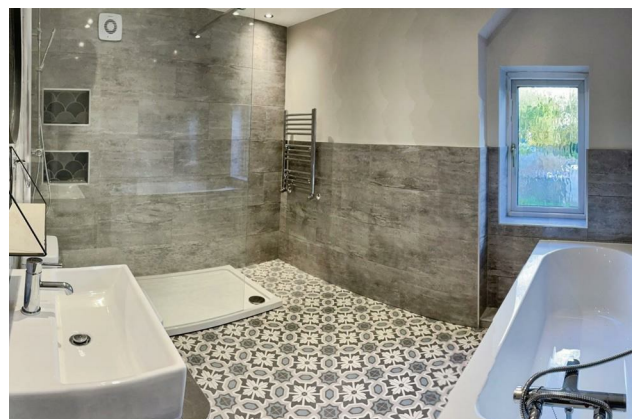
Property Images



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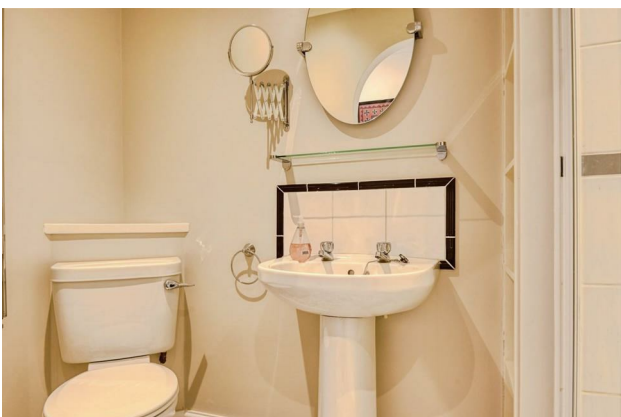
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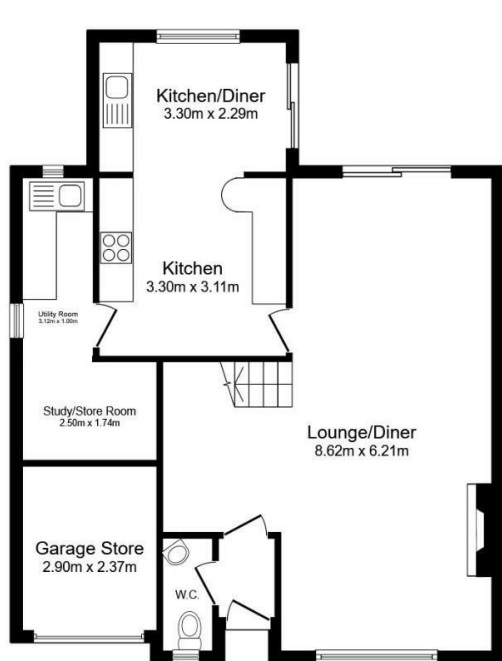


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Ground Floor

Floor area 74.9 sq.m.



First Floor

Floor area 80.6 sq.m.

Total floor area: 155.5 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	74
England & Wales	EU Directive 2002/91/EC 	

Map



Summary

****REDUCED BY £25,000**** An exceptional detached family residence, discreetly positioned within an exclusive cul-de-sac just off Wylde Green Road. This immaculate home combines elegant design with generous proportions, perfectly situated near Wylde Green railway station and within easy reach of Sutton Coldfield Girls' School, highly regarded for its excellence. Boutique shops and further transport links are also close by.

A charming arched porch and welcoming hallway introduce the ground floor, where a private study and stylish guest cloakroom set the tone. The impressive through lounge, with feature fireplace and Karndean flooring, flows seamlessly into a contemporary open-plan kitchen and dining space, beautifully appointed with integrated appliances, breakfast bar and access to a separate utility and large walk-in pantry.

The galleried landing leads to five superb double bedrooms. The principal suite offers bespoke fitted furniture and a sleek en-suite, while the second bedroom enjoys a dramatic vaulted ceiling and its own private en-suite. The luxuriously refitted family bathroom, completed in 2022, is finished to an exceptional standard with both bath and walk-in shower.

Externally, the property is enhanced by a landscaped rear garden with patio and lawn. To the front, a generous block-edged tarmac driveway, professionally re-laid in 2019, provides a smooth, modern finish with parking for several vehicles. Additional features include a garage store and a fitted OHME EV charger for electric vehicles.

Features

- Very spacious family detached REDUCED BY £25,000 • 5 double bedrooms • 2 en-suites • Luxuriously refitted family bathroom • Large fitted kitchen/dining room • Beautiful living room • Utility and store • Private low maintenance rear garden • Secluded cul de sac setting • Council Tax Band F