

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**214 Chester Road North, Sutton Coldfield, B73 6SH**

**£415,000**

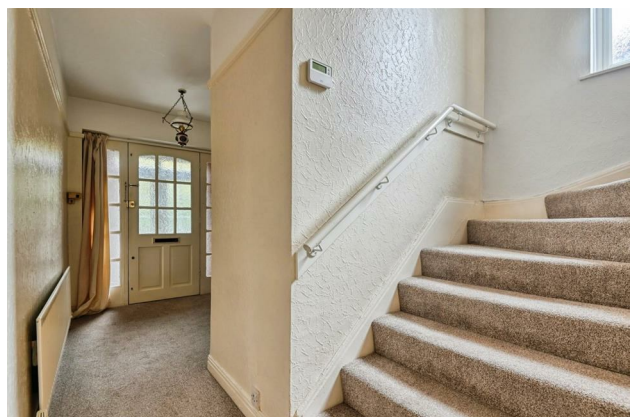
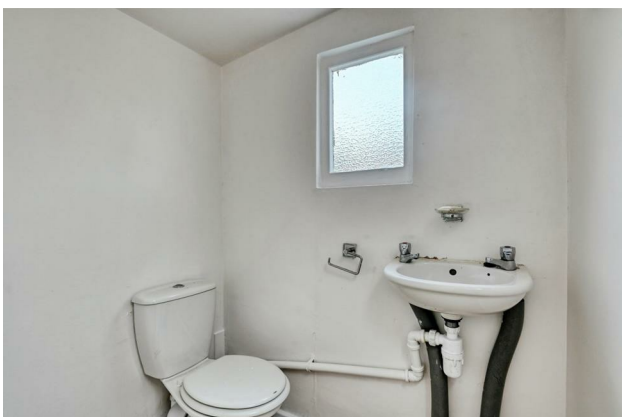
Property Images



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## Property Images

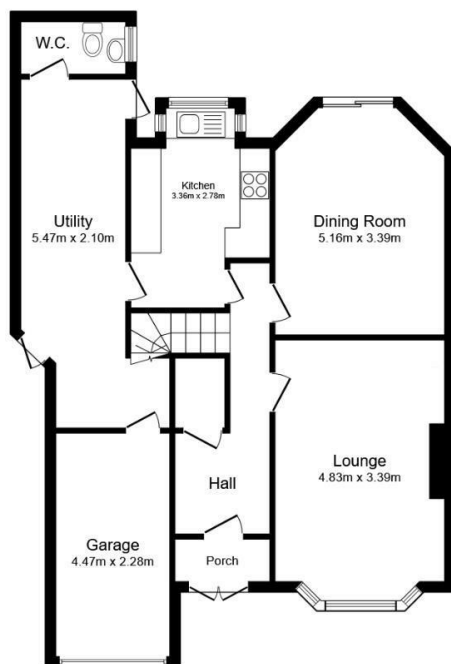


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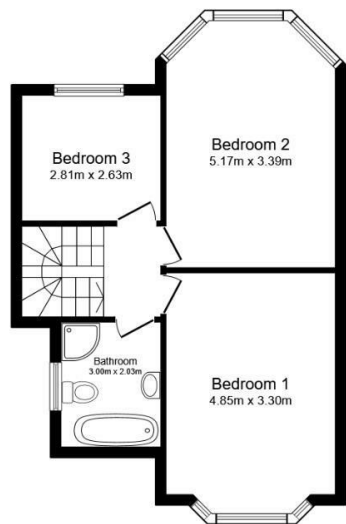
## Property Images





Ground Floor

Floor area 82.5 sq.m.



First Floor

Floor area 50.2 sq.m.

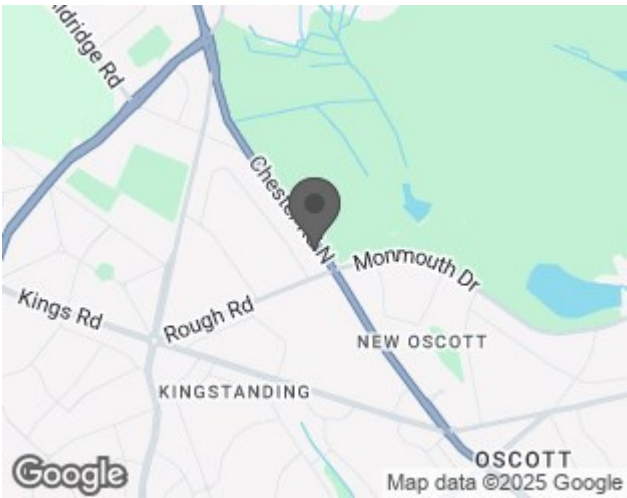
Total floor area: 132.8 sq.m.

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>                            |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Map



## Summary

Occupying a lovely residential position, set well back from the road and opposite Sutton Park, this very spacious, freehold semi-detached family home is being offered for sale for the first time in over 50 years.

Conveniently located for Princess Alice shops, bus services, great local schools and Sutton Park's Banners Gate, the gas centrally heated and double glazed accommodation, which is offered with no upward chain, briefly comprises;

Enclosed porch, spacious reception hall with cloaks cupboard, living room with feature gas fireplace and deep bay with park views, separate dining room having feature electric fire and deep bay incorporating patio door to garden, kitchen with oven, hob, pantry store, dishwasher, large separate utility with central heating boiler, doors to garage, front, garden and guests cloaks having white suite.

First floor, landing having hatch to loft offering huge potential for extension subject to planning, 3 double bedrooms and white family bathroom with bath and separate shower.

Outside, garage, deep lawned front garden with tarmac drive providing ample parking, good-sized lawned rear garden with patio and fenced surround.

## Features

- Spacious traditional family semi
- 3 double bedrooms
- 2 reception rooms
- Very good-sized gardens
- Sought after location opposite Sutton Park
- Bathroom with separate shower
- Kitchen with oven and hob
- Utility and guests cloaks
- No chain
- Council Tax Band D