

# HUNTERS®

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17 Fairfax Road, Sutton Coldfield, B75 7JX

Offers Over £300,000

Property Images





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## Property Images





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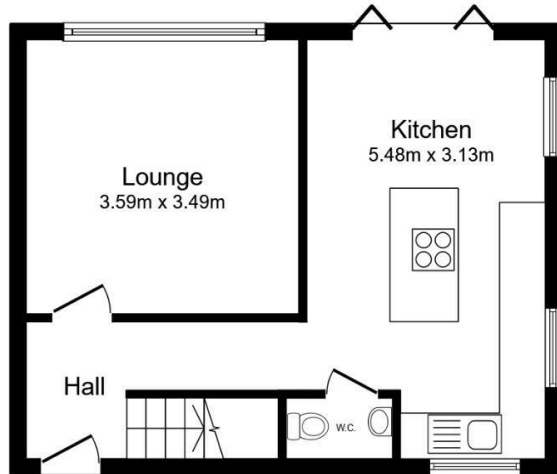
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## Property Images

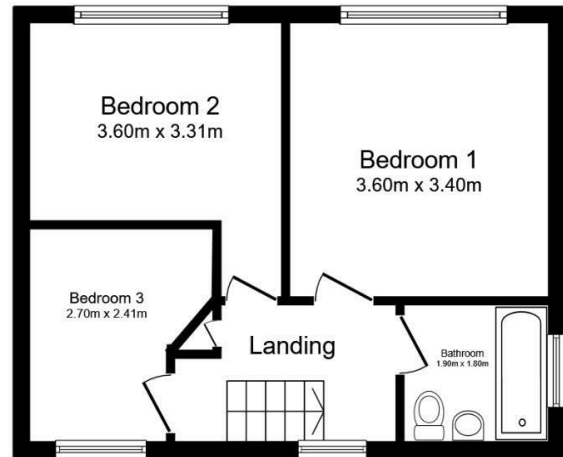


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**Ground Floor**  
Floor area 37.5 sq.m.



**First Floor**  
Floor area 37.4 sq.m.

Total floor area: 74.9 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

## 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 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This beautifully modernised and much improved three bedroom semi-detached home offers stylish and comfortable living. Finished in a neutral décor throughout, the property has been tastefully updated to create a bright welcoming space that is ready to move straight into. Having been completely modernised by the current owners, the property features a new boiler, new UPVC double glazed windows and a complete rewire, leaving nothing to be done for its new owner. It truly is a 'turn key' home.

The ground floor features a stunning modern kitchen with sleek units, island, quality fittings, and space for dining. The lovely lounge provides a comfortable and inviting area to relax, while a convenient downstairs toilet adds extra practicality.

Upstairs, there are two generous double bedrooms and a smaller third bedroom, suitable as a nursery, home office, or dressing room. The modern family bathroom is fitted with a white suite and shower over the bath, complementing the home's clean contemporary style.

Outside, the property enjoys a good sized private rear garden with a patio, lawn, and decking area, and a good sized driveway offering ample off-street parking.

The home benefits from excellent transport links and access to highly rated local schools, making it an attractive choice for families and commuters alike.

Beautifully finished and ready to enjoy, this home combines modern style, comfort, and convenience.

Open day 22/11/25 - by appointment only.

## Features

- Beautiful three bedroomed semi-detached
- Stunning interiors
- Lovely kitchen
- Downstairs WC
- Family bathroom
- Convenient location
- Off-Street parking
- Council Tax Band C