

HUNTERS[®]

HERE TO GET *you* THERE



Vesey Road

Sutton Coldfield, B73 5NZ

£725,000

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Council Tax: F



22 Vesey Road

Sutton Coldfield, B73 5NZ

£725,000



KITCHEN/BREAKFAST ROOM

15'5 x 11'10 (4.70m x 3.61m)

UTILITY

7'5 x 7'0 (2.26m x 2.13m)

LIVING ROOM

17'9 x 17'3 (5.41m x 5.26m)

DINING ROOM

13'8 x 10'11 (4.17m x 3.33m)

ANNEXE

15'10 x 12'1 (4.83m x 3.68m)

WET ROOM

7'0 x 6'0 (2.13m x 1.83m)

BEDROOM ONE

13'6 x 11'9 (4.11m x 3.58m)

BEDROOM TWO

13'6 x 12'2 (4.11m x 3.71m)

BEDROOM THREE

14'1 x 11'3 (4.29m x 3.43m)

BEDROOM FOUR

11'3 x 11'0 (3.43m x 3.35m)

BEDROOM FIVE

BATHROOM

7'3 x 6'0 (2.21m x 1.83m)

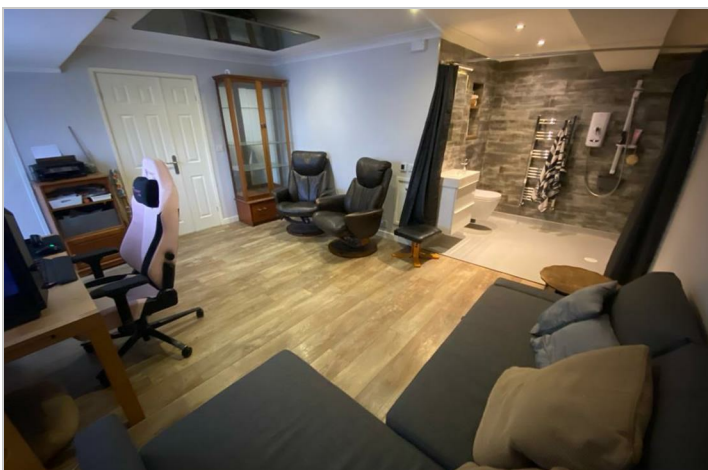
REAR GARAGE

18'1 x 7'11 (5.51m x 2.41m)

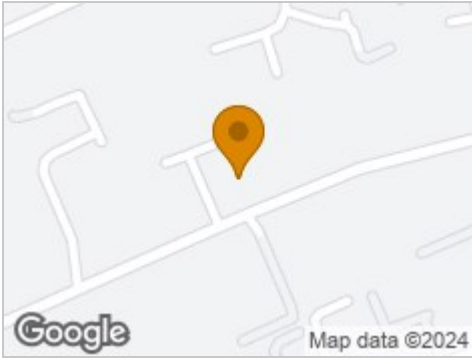
Competitively priced, this exceptionally well situated and largely extended freehold link detached family home is conveniently located for Wydle Green railway station, Boldmere village, Sutton's amenities and Sutton Park. The gas centrally heated and double glazed accommodation has had a garage conversion to an annexe with underfloor heating, which would suit an elderly relative, extended family or teenagers suite. Large enclosed porch, cloaks cupboard and boiler cupboard, impressive hall having access to annexe with tiled and refitted wet room. Dining room, living room with feature fireplace and storage cupboard, kitchen/breakfast room, utility with downstairs WC and laundry chute.

First floor approached by a beautiful replacement oak staircase to landing, having hatch with ladder to loft, airing cupboard and linen chute, 5 fabulous bedrooms, bedroom one having luxury en-suite with white suite and refitted white bathroom with spa bath.

Outside, garden, block paved patio, lawn screening and rear detached garage. Fore garden having lawn with deep driveway providing great parking.



Road Map



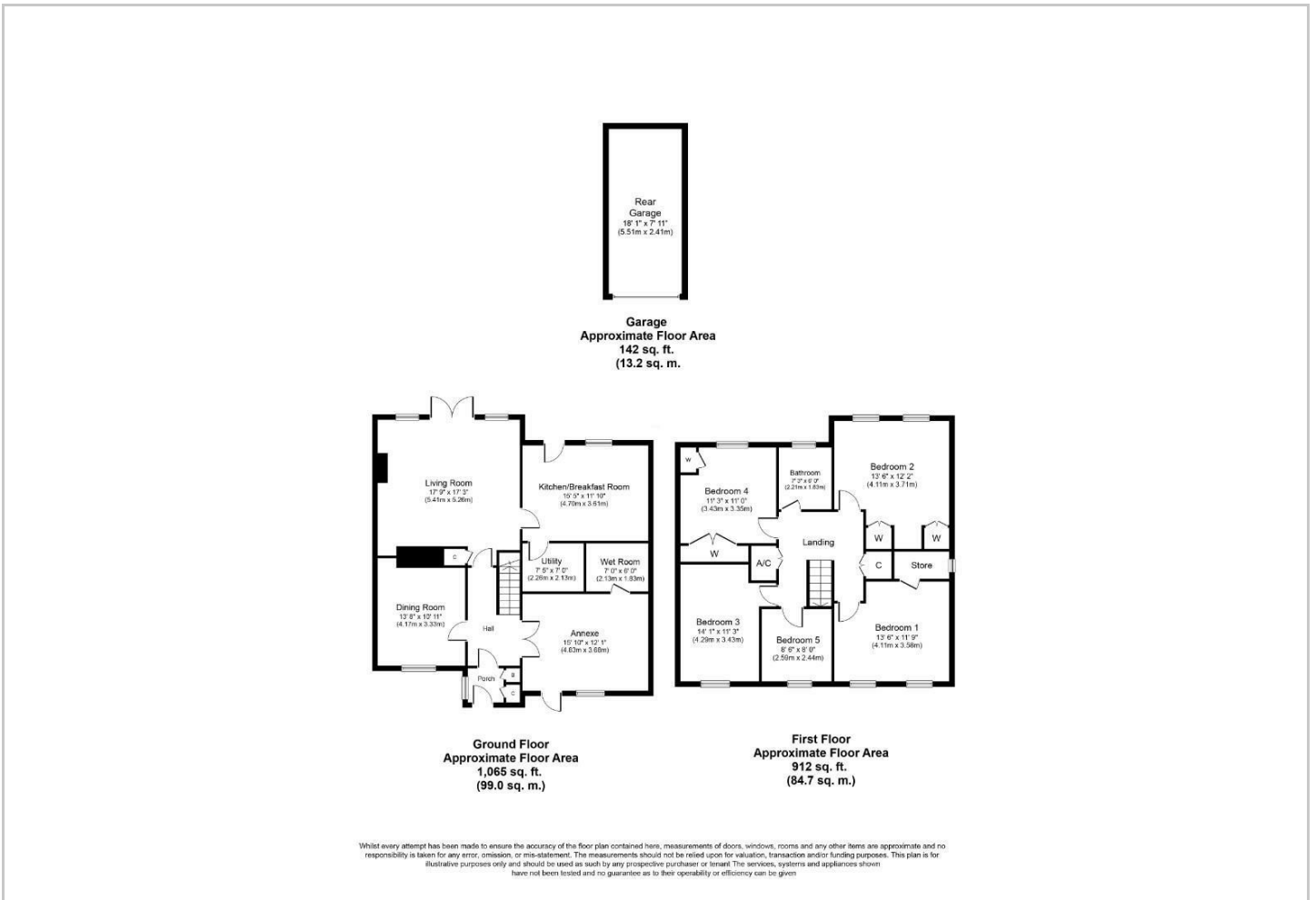
Hybrid Map



Terrain Map



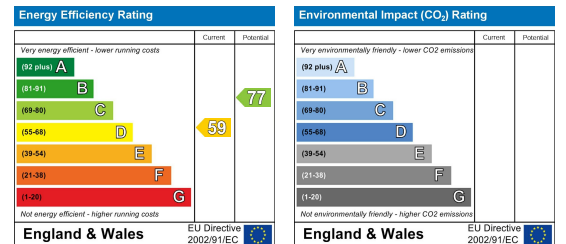
Floor Plan



Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.