



## 23 Grange Avenue, Sutton Coldfield

- Superbly modernised throughout
  - Refitted Bathroom
  - Refitted guests cloaks
  - Fantastic off road parking
  - Sought after location
- 3 bedrooms
- Luxury kitchen/breakfast room
- Lovely good sized garden
- Council Tax Band B

**£340,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

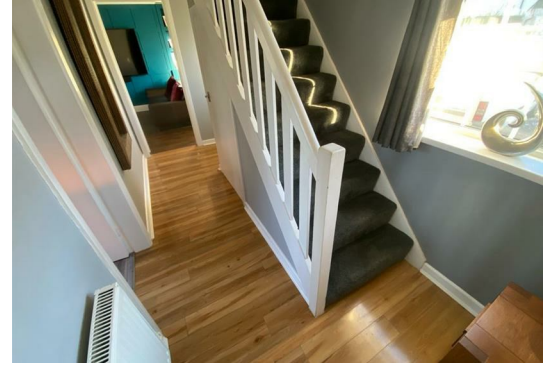
Very conveniently located just off Tower Road in this great cul de sac, within very easy access of Mere Green amenities, local schools, Sutton Park and public transport services, this spacious freehold, inner terraced residence simply must be viewed to be fully appreciated.

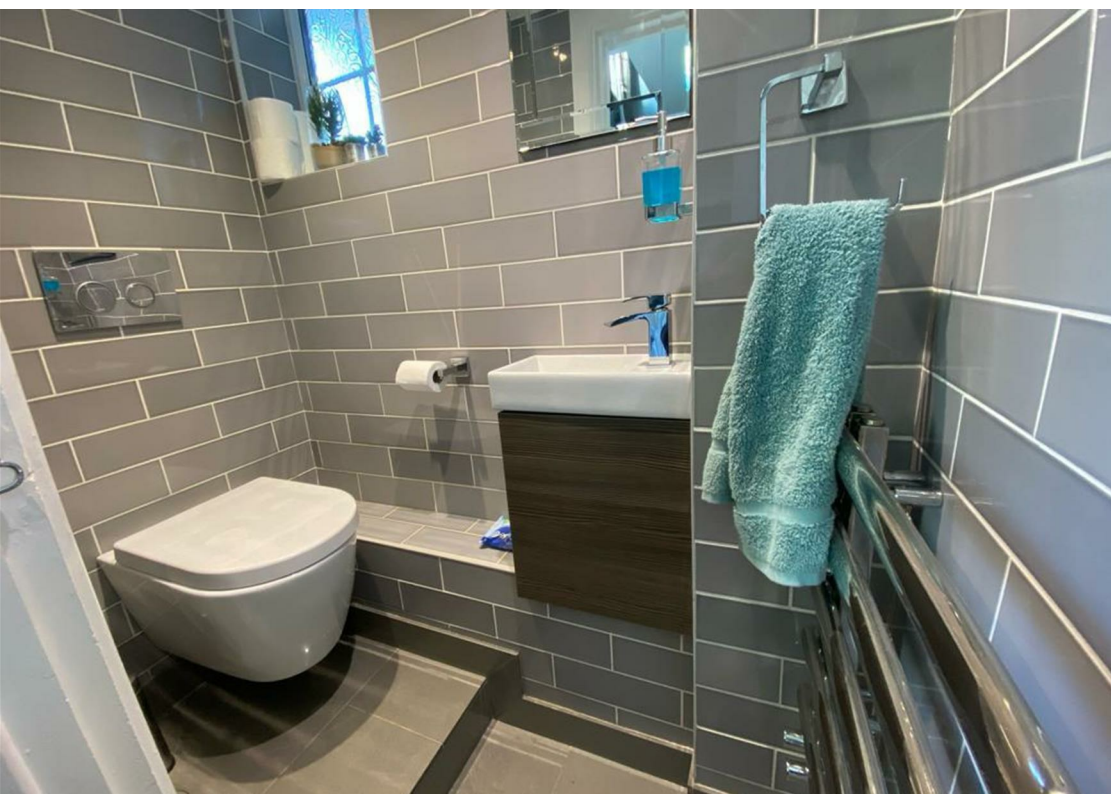
Considerably improved refurbished and modernised throughout, with gas central heating and double glazing, the lovely accommodation which simply must be seen, briefly comprises;

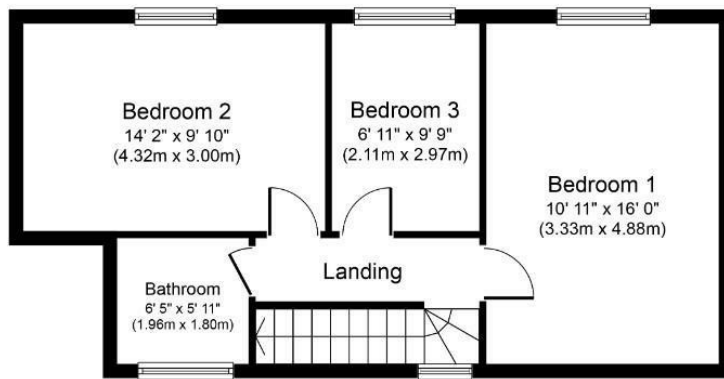
Covered porch, spacious reception hall with under stairs store, guest cloaks having a refitted white suite, attractive through living room, beautifully fitted kitchen/breakfast room having a comprehensive range of fitted units, built in Neff oven, hob and extractor hood, dishwasher, freezer and gas combination boiler.

On the first floor, three excellent bedrooms (flying freehold in bedroom two), well appointed family bathroom with a refitted white suite and shower over bath.

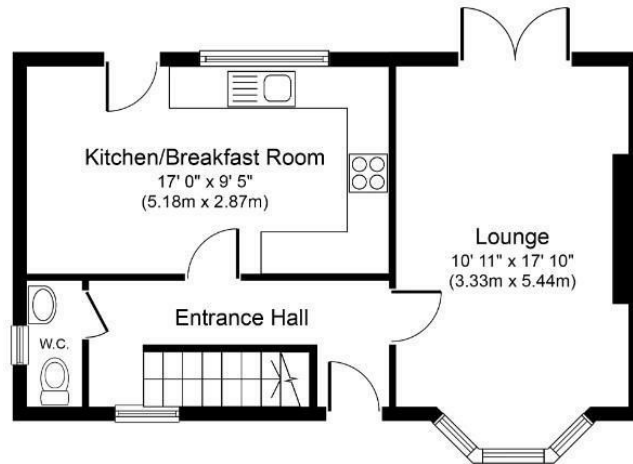
Outside, front garden having a double width recently gravelled driveway providing off road parking, very good size landscaped rear garden having raised timber decking, extensive lawn with shrubs and fenced surround, two sheds and gated trades access.







First Floor  
Approximate Floor Area  
495 sq. ft.  
(46.0 sq. m.)



Ground Floor  
Approximate Floor Area  
462 sq. ft.  
(42.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

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

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