



## 21 Duke Street, Sutton Coldfield

- Sought after town centre location
- Well appointed family bathroom
  - Fully fitted kitchen
- Unique private off-road parking for three cars
  - Council Tax band C
- Two bedrooms
- Attractive living room
- Pleasant garden
- No upward chain

**£270,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Exceptionally well located in this much sought after town central location, opposite The Duke public house, this spacious freehold townhouse residence occupies a very convenient, residential location within walking distance of Sutton Coldfield's amenities.

Originally built in 1986 and offered with no upward chain, the double glazed accommodation which has gas central heating (new boiler in 2021) simply must be viewed and briefly comprises;

Spacious reception hall with under stairs cupboard, fitted kitchen having a range of fitted units, oven, hob, fridge/freezer, washing machine and dishwasher, living room with feature fireplace and patio doors opening to garden.

First floor landing having airing cupboard housing annually serviced combination boiler, 2 bedrooms, bedroom one having double wardrobe, family bathroom having a refitted white suite.

Outside, front garden having lawn with path approach and front side private tarmac off-road parking for two cars. Rear gated driveway to additional parking space to the front of a single garage having up and over door, pleasant private rear garden having lawn, patio, fenced surround and gated access.

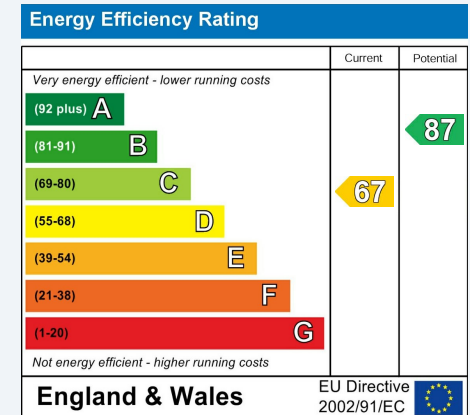
Early viewing essential!





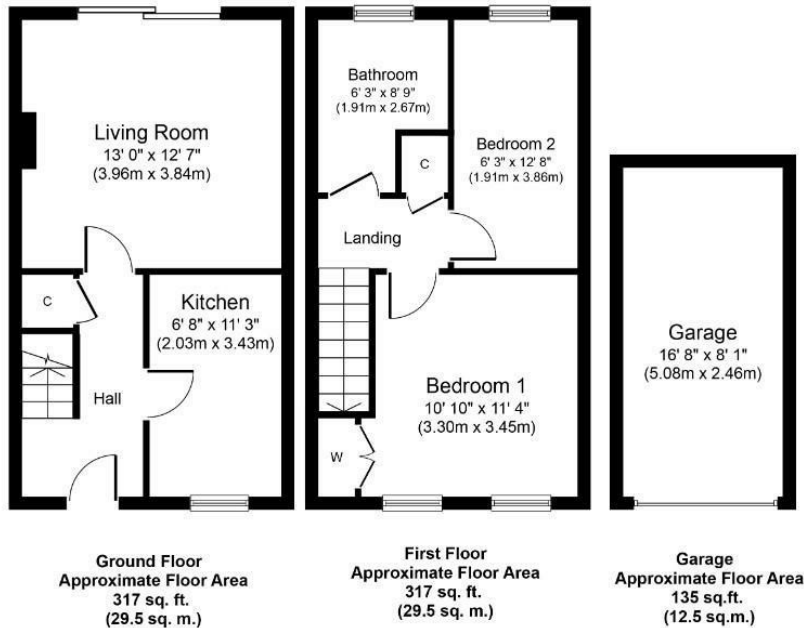
## ENERGY PERFORMANCE CERTIFICATE

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.



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



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.



32a Beeches Walk, Sutton Coldfield, B73 6HN  
Tel: 0121 355 0555 Email:  
sutton@hunters.com <https://www.hunters.com>