



## Blakesley Close, , Sutton Coldfield, B76 1EF

- 3 bedroom semi detached
- 2 reception rooms
- Pleasant garden
- Refurbishment required
- Sought after cul de sac
- Tandem garage
- No chain
- Council Tax Band D

**Offers In Excess Of £290,000**



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## DESCRIPTION

Backing onto woodland and reservoir beyond, this spacious freehold semi detached family home requires modernisation and refurbishment throughout. It is offered with no chain, gas central heating and double glazing.

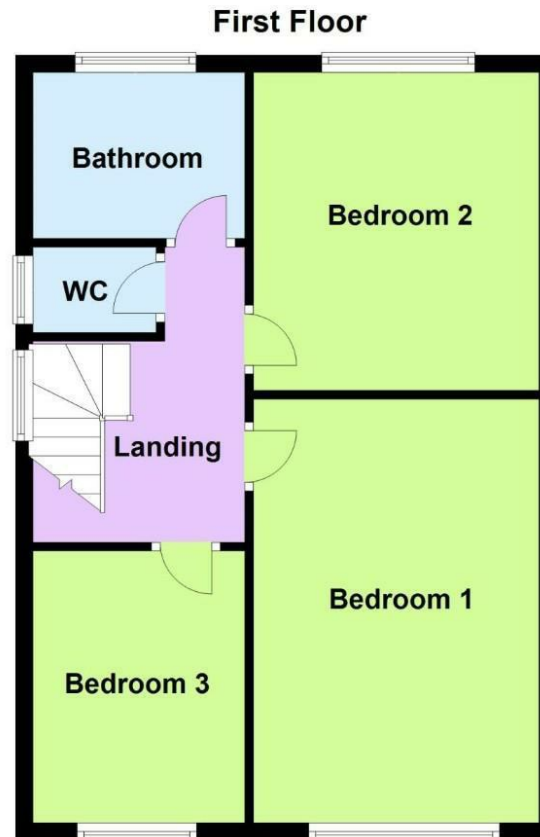
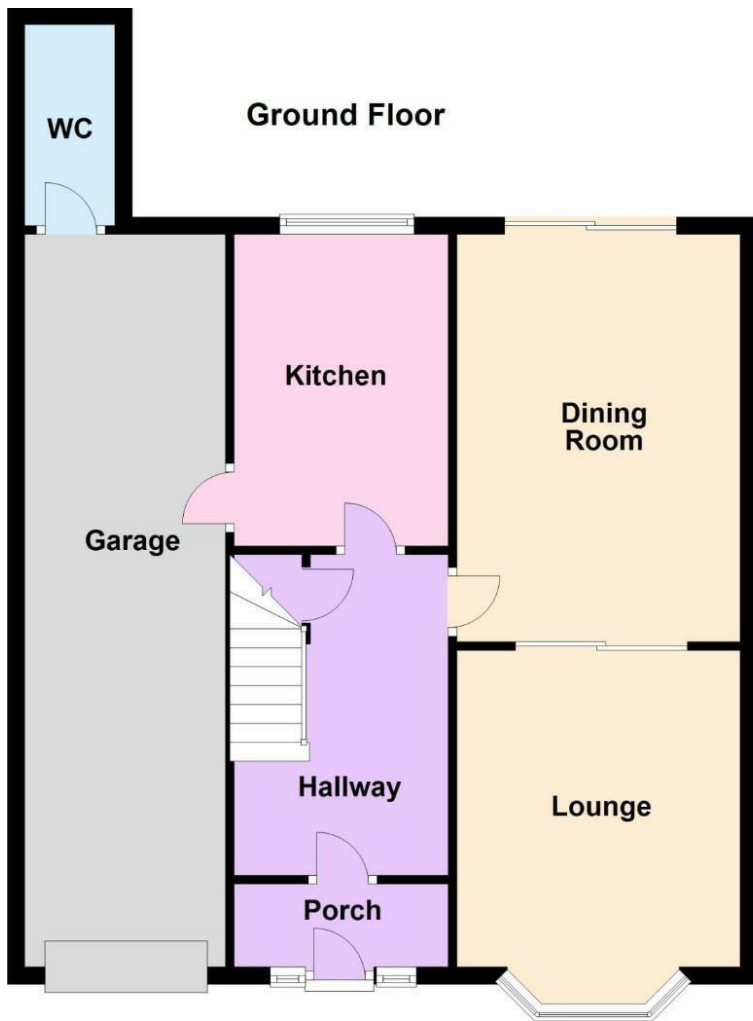
Approached from Kendrick Road via Eachelhurst Road and convenient for all of the usual amenities, the property briefly comprises;

Porch, hall with cloaks cupboard, lounge and separate dining room with fireplaces, kitchen with under stairs store, 3 bedrooms, bathroom and separate WC.

Outside, tandem garage and guests WC, front garden with block paved drive approach and rear garden which faces East.







### Viewings

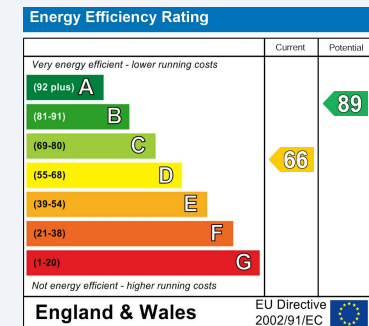
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

