



73 Whitethorn Crescent, Sutton Coldfield, B74 3SA

£280,000

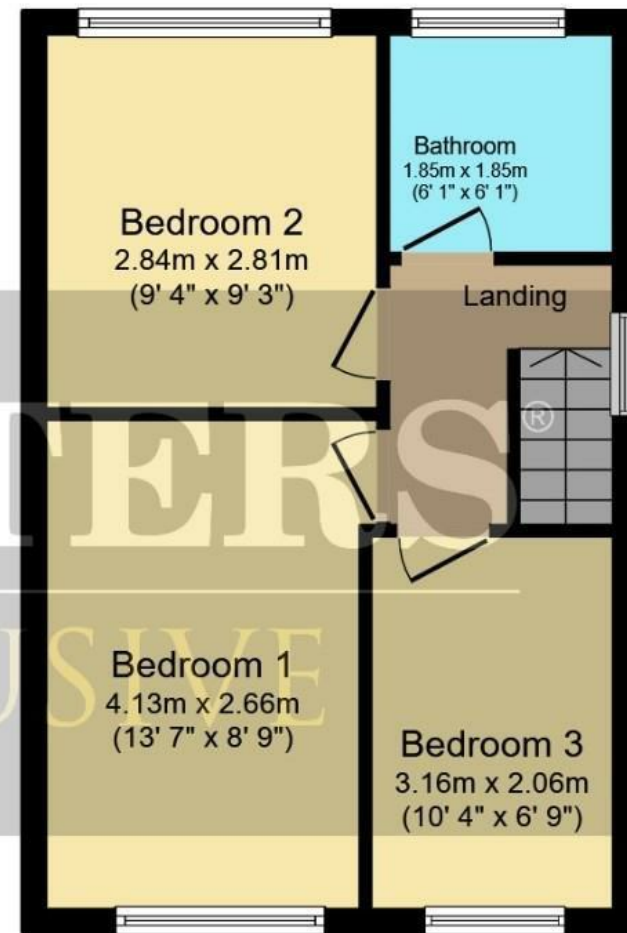
perfectly positioned in a sought after area and conveniently located for Blackwood Primary School, Streetly Academy and other nearby schools as well as local shops, parks and bus routes. This three bedroomed family home is offered for sale with NO UPWARD CHAIN and is ideal for first time buyers with having the added bonus of the potential to extend (STPP).

Benefitting from UPVC double-glazing and gas central heating the property briefly comprises of; Entrance Porch, Hallway, Living Room, Dining Room and Kitchen. First Floor Landing, Three Bedrooms and a refurbished Family Bathroom. Gardens to front and rear and a DETACHED SINGLE GARAGE. EPC rating - C

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Ground Floor



First Floor

Total floor area 73.2 m² (788 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Entrance Porch

accessed via a UPVC door and having a wall light fitment, tiled floor and a wood framed glazed unit to the front aspect. UPVC door into the

Hallway

having a ceiling light point, radiator, laminate wood-effect flooring, stairs to the first floor and open access into the

Living Room

benefitting from a wall-mounted electric fire. Ceiling light point, radiator, useful under-stairs storage cupboard, further cupboard housing the electric fuse board, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect. Open access into the

Dining Room

having a feature of decorative wood panelling to the wall. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect. Access into the

Kitchen

fitted with a range of wall and base units and roll top work surfaces with an inset stainless steel sink and drainer. Electric oven and an induction hob with a stainless steel splash back and extractor hood. Further appliance space for a dishwasher, fridge-freezer and washing machine. Ceiling light point, wall mounted central heating boiler, tiling to walls and floor, UPVC double-glazed window to the side aspect and a UPVC double-glazed door into the rear garden

First Floor Landing

having a ceiling light point, loft access and a UPVC double-glazed window to the side aspect

Bedroom One

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, radiator, storage cupboard and a UPVC double-glazed window to the rear aspect

Bedroom Three

benefitting from a fitted storage cupboard over the stairs. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a panelled bath with a mixer tap and an overhead mains shower fitment, vanity hand wash basin with storage and a close-coupled WC. Ceiling light point, tiling to the walls, towel radiator, laminate wood-effect flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road with a generous frontage of a lawn and a block paved driveway providing off-road parking for several vehicles. There are double wrought iron gates giving access to further driveway and the DETACHED GARAGE which has an up and over door and benefits from light and power.

the rear garden has a concrete patio seating area and a paved pathway with lawn either side to steps up to a further lawn area. There is a useful outside water tap and the detached garage.

AGENTS NOTE

we are required by law to advise any potential purchaser that the owner of this property is a relative of an employee of Hunters Estate Agents

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. 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.



