



Gunstock Close, Sutton Coldfield, B74 2DL

£259,500

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Tucked away in a peaceful cul-de-sac location, this attractive two-bedroom end-of-terrace home is ideally positioned close to open green spaces and Sutton Park, combining lifestyle and convenience.

This property is ideally located in the highly regarded area of Sutton Coldfield. The property benefits from close proximity to the renowned Sutton Park, offering excellent opportunities for walking, cycling and outdoor leisure. A range of local amenities including shops, supermarkets and cafés are easily accessible on Chester Road, along with well-regarded primary and secondary schools. Excellent transport links are also nearby, providing convenient access to Birmingham city centre and surrounding areas.

The accommodation is arranged over two floors and comprises an entrance porch, a spacious living room, a contemporary-style fitted kitchen and a conservatory. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

An internal viewing is highly recommended to fully appreciate the accommodation on offer. Please contact us today to arrange your viewing.

Entrance Porch

A front-facing composite door with inset glazed panel and complementary side glazing opens into the entrance porch, which benefits from built-in storage.

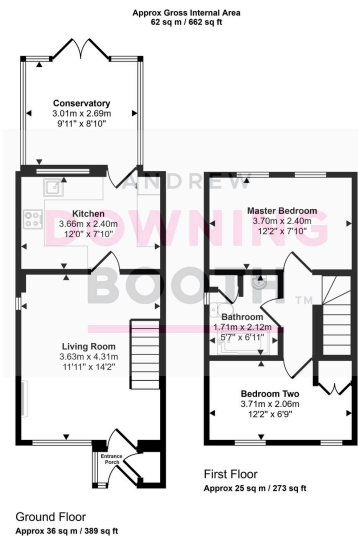
Living Room

The cosy living room features a front-facing UPVC double-glazed window along with an obscure side-facing UPVC double-glazed window, allowing for plenty of natural light while maintaining privacy. A coal-effect fireplace with marble hearth, surround and mantelpiece forms an attractive focal point. The room is finished with wood-effect flooring, a contemporary vertical radiator, and stairs rising to the first-floor accommodation.

Kitchen

The contemporary kitchen is fitted with a range of functional





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom End-Of Terrace • Great Location Close To Local Schools & Amenities
- Allocated Parking To The Rear Of The Property
- Contemporary Fitted Kitchen
- Conservatory With Double Doors Opening To The Rear Garden
- Family Bathroom
- Popular Cul-De-Sac Location
- Two Well-Portioned Bedrooms
- EPC Rating: D
- Council Tax Band: C

