

# HUNTERS®

HERE TO GET *you* THERE

**25 Eastern Road, Sutton Coldfield, B73 5PA**

**Offers Over £800,000**

**Property Images**

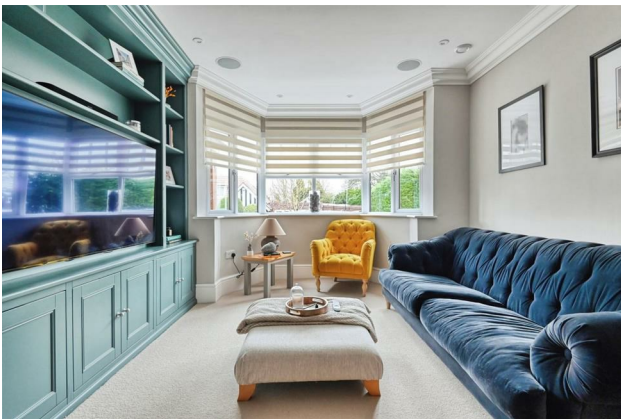




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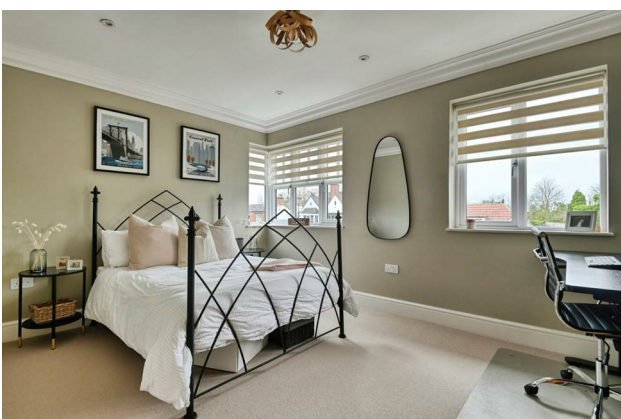




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Total floor area 197.9 sq.m. (2,130 sq.ft.) approx

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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## EPC

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>86</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  |           |

## Map



## Summary

Beautifully extended and luxuriously appointed, this exceptional traditional detached family home is very conveniently located for great local schools, Sutton Park and Wylde Green railway station. In fantastic 'turn-key' condition, the property simply must be viewed, briefly comprising;

Impressive reception hall, guests cloaks and boot room, living room with media wall and ceiling speakers, dining area with large understairs cupboard, magnificently extended and expensively fitted kitchen/family room enjoying high specification integrated appliances, quartz work surfaces, twin Neff ovens, additional oven and microwave, fridge/freezer and dishwasher, family area having bifold doors to patio, separate utility room with matching units.

The first floor is approached by a superb staircase with glazed balustrade and feature arched window to landing offering storage cupboard and hatch to loft. Four generous double bedrooms, stunning principle suite having dressing room and shower room ensuite with a luxury family bathroom completing the accommodation.

Outside, garage store with electric up and over door, block paved drive with security bollard provides ample off road parking and a landscaped rear garden with patio, lawn, screening shrubs, power, hose tap and twin gated side accesses.

## Features

- Simply stunning family detached • 4 double bedrooms • Luxury bathroom and ensuite • Polypipe underfloor heating • Fabulous open plan kitchen/dining/family room • Living room with media wall • Sought after and convenient location • Lovely landscaped garden • Utility, boot room and garage store • Council Tax Band E