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26 Salisbury Grove, Sutton Coldfield, B72 1XY

Offers Over £475,000

Property Images



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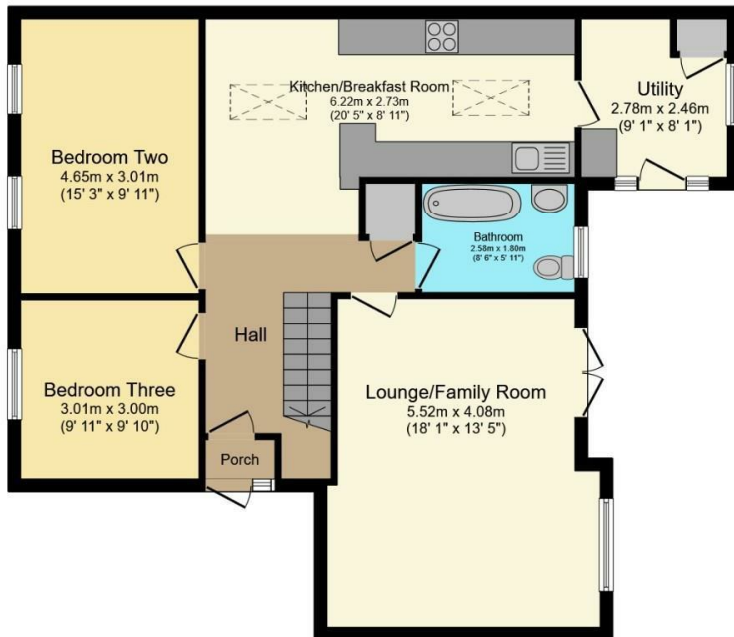


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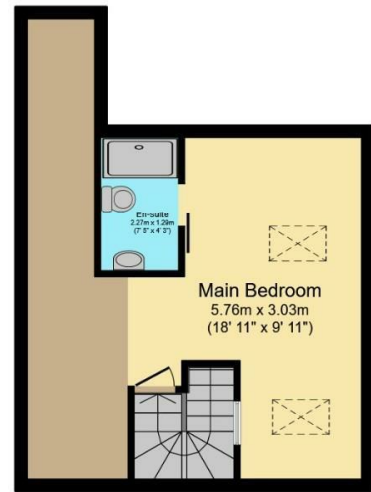
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Ground Floor



First Floor

Total floor area 125.3 sq.m. (1,349 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). Powered by www.focalagent.com

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Superbly refurbished to incorporate a new boiler, underfloor heating, rewiring and insulation, this outstanding detached family dormer bungalow, occupying a lovely corner position, is approached from Penns Lane. Within very easy access of Sutton's amenities, Chester Road railway station and Wylde Green shops, and benefiting from being within highly regarded school catchment areas, the gas centrally heated and double glazed accommodation, which simply must be seen, briefly comprises;

Porch, reception hall with understairs store, expensively refitted kitchen/breakfast room having integrated oven and grill, induction hob and extractor, fridge/freezer, dishwasher and beautiful vaulted ceiling with sky lights, separate utility with airing cupboard, living room, two double ground floor bedrooms and well appointed refitted family bathroom with shower over bath. First floor bedroom one with dressing area, large under eaves storage and shower room ensuite with refitted white suite.

Outside, corner front lawn and block paved driveway, landscaped private rear garden with patio and lawn.

Features

- Stunning extended detached family home
- 3 excellent bedrooms
- Luxury bathroom and ensuite
- Outstanding kitchen/breakfast
- Utility
- Attractive living room
- Corner gardens
- Beautifully presented throughout
- Council Tax Band E
- Great Location for Primary and Secondary Schools