

# HUNTERS®

HERE TO GET *you* THERE

22 Oak Farm Close, Sutton Coldfield, B76 1PJ

Offers Around £340,000

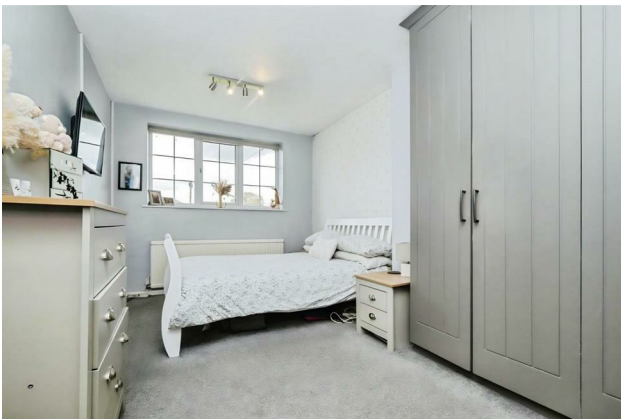
Property Images



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## Property Images



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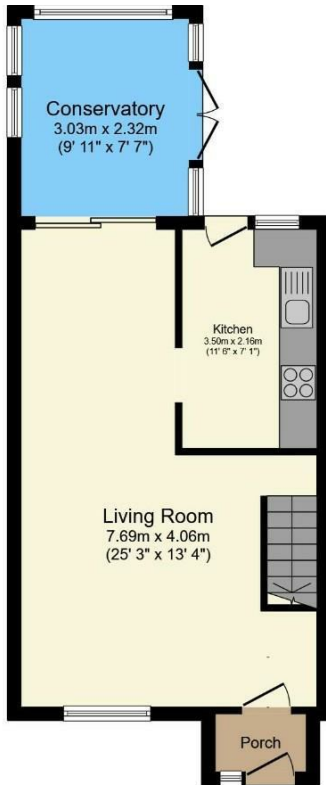
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## Property Images

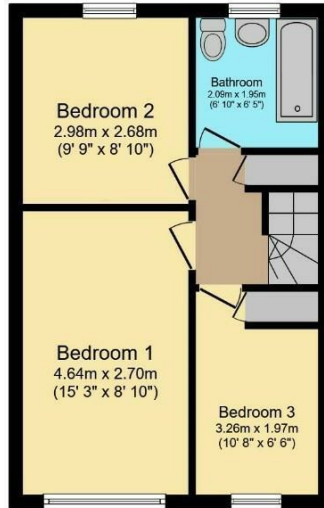


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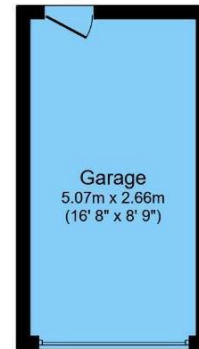
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 96.2 m<sup>2</sup> (1,036 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). Plan produced for Purplebricks. Powered by www.focaagent.com

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</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

Conveniently situated in this sought after cul de sac, approached from Calder Drive via Webster Way, this spaciouly arranged freehold family home as gas central heating, double glazing and must be viewed to be fully appreciated.

The accommodation briefly comprises; enclosed porch, spacious living room with feature fireplace, stairs to first floor and opening to double glazed conservatory, fitted kitchen with oven, microwave, hob and extractor. 3 first floor bedrooms and family bathroom with white suite. Outside, deep front lawn and drive approach, single garage, good sized rear garden with patio, lawn and fenced surround.

## Features

- Sought after cul de sac • 3 bedrooms • Spacious living room • Conservatory • Refitted kitchen • Family bathroom • Garage • Council Tax Band C