

# HUNTERS®

HERE TO GET *you* THERE

22 Rocklands Drive, Sutton Coldfield, B75 6SP

£695,000

Property Images



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## Property Images



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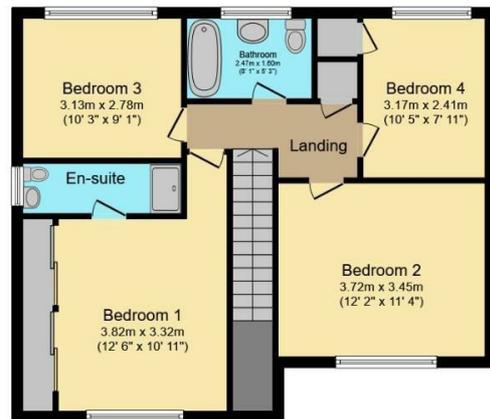
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## Property Images





**Ground Floor**



**First Floor**

Total floor area 183.9 sq.m. (1,979 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Offered with no upward chain and occupying a very good sized, commanding, south facing position in this much sought after cul-de-sac, this spacious, freehold, family detached home is being marketed for the first time since built 45 years ago. Approached from Hayward Road and Norfolk Road via the sought after Little Sutton Lane and very accessible for Suttons many amenities with great local schools, Sutton Park and public transport, the property offers considerable potential for modernisation and further extension (subject to planning).

The gas centrally heated and double glazed accommodation briefly comprises; enclosed porch, spacious hall, guest cloaks, lounge with feature fireplace, double doors to dining room with arch to conservatory, kitchen/breakfast room with range oven and recently serviced Worcester central heating boiler with arch to family room having concealed utility doors. First floor landing with airing cupboard and hatch with ladder to loft, bedroom one with full width wardrobes and shower room en-suite, three further bedrooms all with wardrobes and family bathroom. Outside, double garage, deep front lawn with tarmac drive and lovely private garden with southerly aspect patio lawn, summer house, greenhouse, lean-to store and trades side access.

## Features

- Superior Family Detached • Beautiful Large South Facing Plot • Much Sought After and Convenient Cul-de-Sac • Four Bedrooms • Three Reception Rooms • Conservatory • Bathroom En-Suite • Double Garage • Council Tax Band F • Certain Cosmetic Improvements and Modernisation Required