

18 Cattock Hurst Drive, Sutton Coldfield, B72 1XG

£414,050

Property Images



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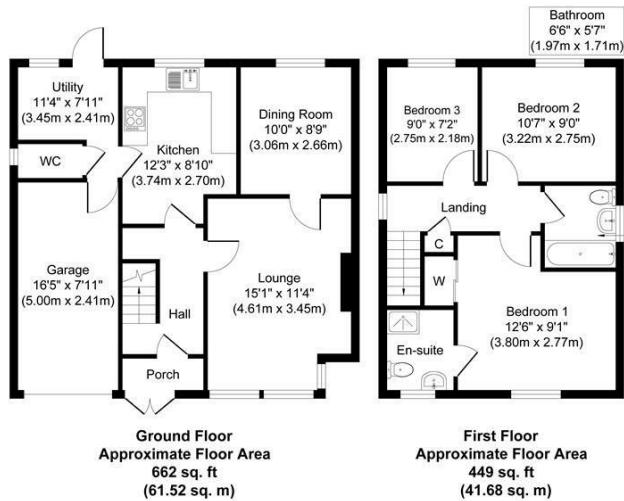
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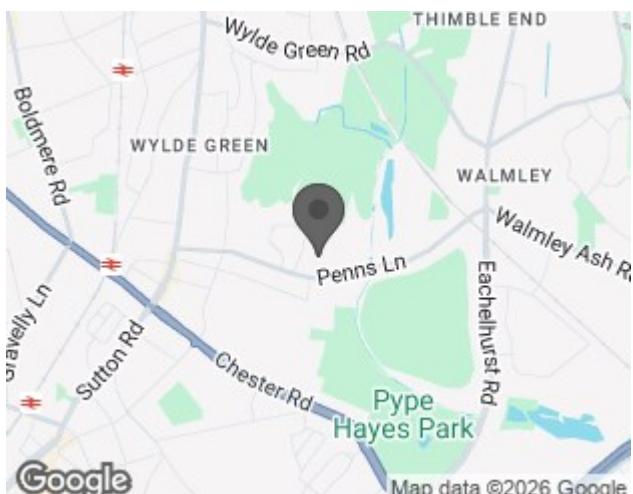


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Superbly and conveniently located at the foot of this desirable cul de sac, approached from Foxlands Drive via Fourlands Avenue and Penns Lane, local shops, schools and public transport services are close at hand. The gas centrally heated accommodation stands behind a very deep driveway and also offers immense potential for extension (subject to planning permission).

The accommodation comprises; enclosed porch, spacious hall, lounge with feature fireplace, separate dining room, kitchen with oven, hob and understairs cupboard, utility with guests cloaks, 3 excellent bedrooms with shower room ensuite and wardrobes to bedroom 1, family bathroom.

Outside, garage, front garden with twin lawns and deep block paved driveway which could easily be extended to provide even more parking, well maintained rear garden enjoying a south east aspect.

Features

- Fabulous seculded cul de sac location
- 3 bedrooms
- Bathroom and ensuite
- 2 reception rooms
- Fantastic parking
- Utility and guests cloaks
- Private gardens
- Council Tax Band E