

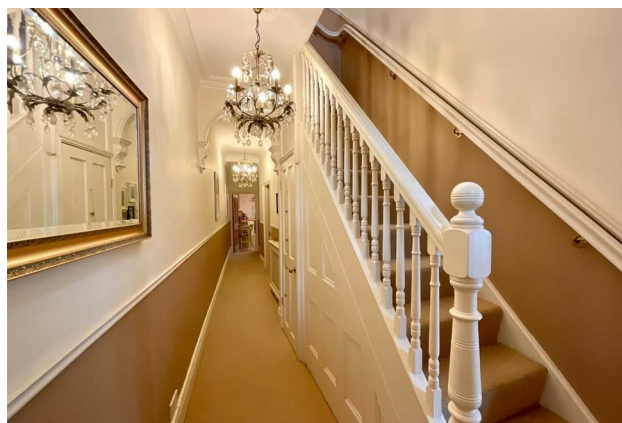
HUNTERS®

HERE TO GET *you* THERE

51 Highbridge Road, Sutton Coldfield, B73 5QE

Offers Around £450,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

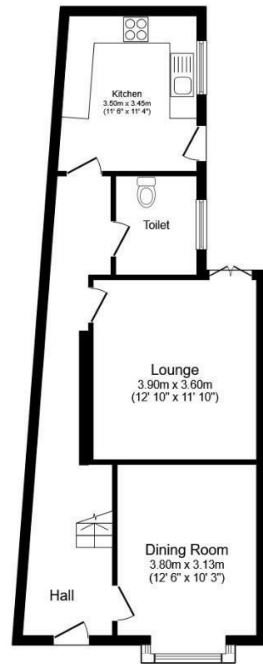
HERE TO GET *you* THERE

Property Images



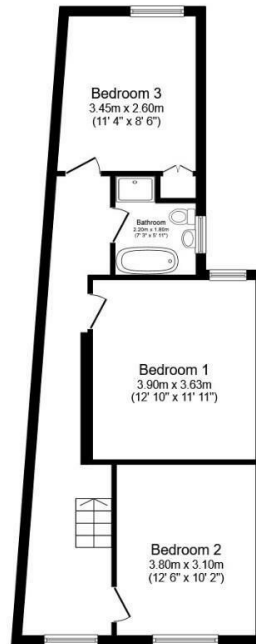
HUNTERS®

HERE TO GET *you* THERE



Ground Floor

Floor area 57.3 sq.m. (616 sq.ft.)



First Floor

Floor area 56.6 sq.m. (609 sq.ft.)

Total floor area: 113.8 sq.m. (1,225 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

This lovely Edwardian home dating back to 1905 has been modernised and thoughtfully improved throughout, yet still retains many original features and exudes character and charm. Very accessible for Boldmere and Sutton Coldfield's amenities, Wylde Green railway station and great local schools, the property briefly comprises;

Covered porch, impressive deep reception hall with stairs to first floor and understairs cupboard, dining room and living room with feature fireplaces, utility/guests cloak having white suite, plumbing for washing machine and Vaillant boiler, kitchen/breakfast room with oven and hob, built in fridge and dishwasher. Study/gallery landing having hatch with ladder to part-boarded loft, 3 excellent bedrooms all with period fireplaces and bedroom 3 with double wardrobes, bathroom having an Edwardian style white suite with roll top bath and separate shower.

Outside, block paved off-road parking, good-sized rear garden backing onto private land and enjoying a southerly aspect with 2 outbuildings, outside WC, decked patio area, shrubs, lawn and summerhouse with power.

Features

- Stunning Edwardian terraced home • 3 excellent bedrooms • Period features throughout • 2 reception rooms • Beautiful rear garden enjoying southerly aspect • Summerhouse with power • Utility/guests cloak • Kitchen/breakfast with oven and hob • Off-road parking • Council Tax Band D