

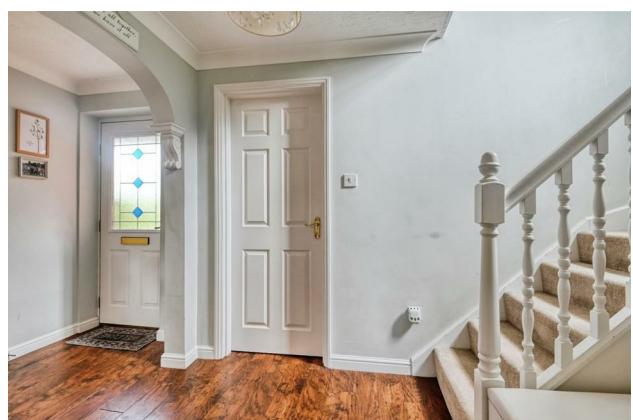
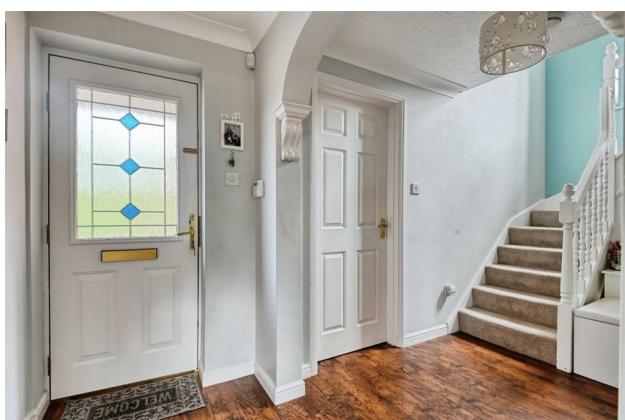
**18 Casern View, Sutton Coldfield, B75 7HA**

**£575,000**

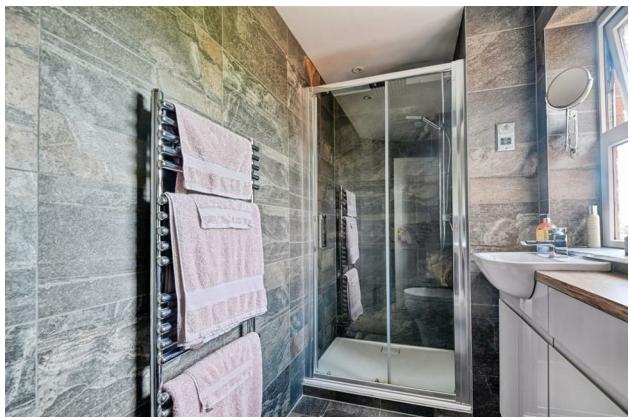
**Property Images**



## Property Images

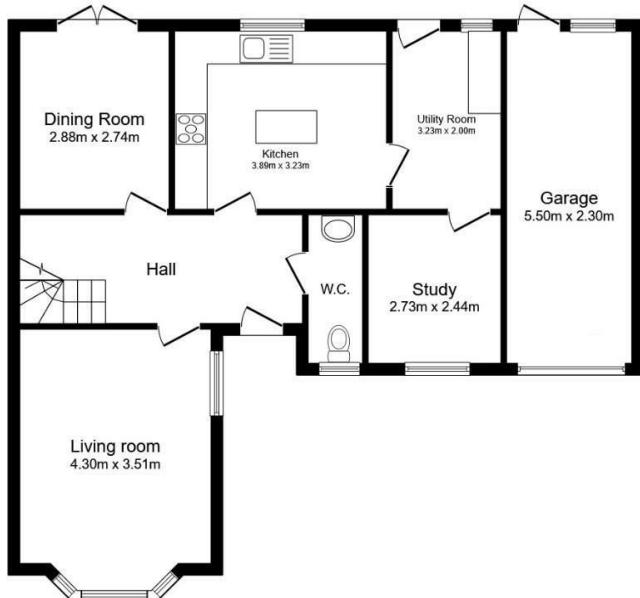


## Property Images



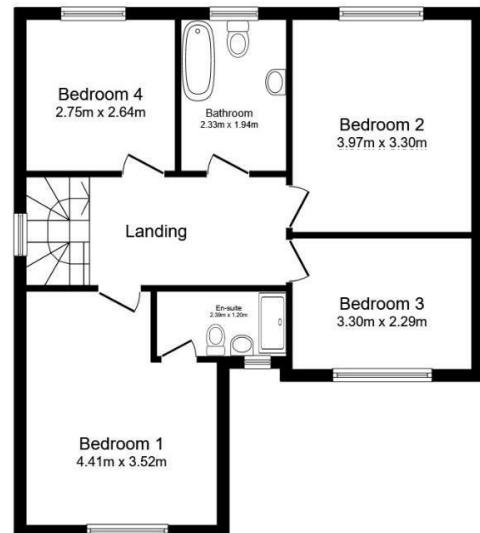
## Property Images





**Ground Floor**

Floor area 80.6 sq.m.



**First Floor**

Floor area 62.0 sq.m.

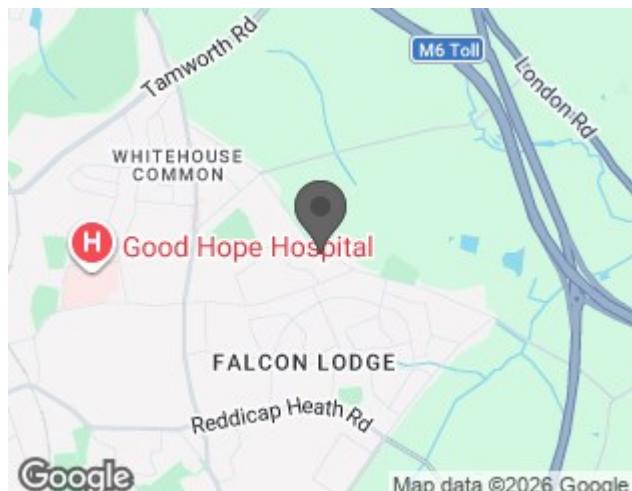
Total floor area: 142.5 sq.m.

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 missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Map



## Summary

Beautifully located on a lovely corner plot, opposite and enjoying views to front over farmland, this very spacious and considerably improved freehold detached family home is approached from Saracen Drive via Rectory Road.

Close to Sutton's amenities, great local schools and public transport services, the gas centrally heated and double glazed accommodation must be viewed to be fully appreciated, briefly comprising;

Covered porch, reception hall with cloaks cupboard, guests cloaks with white suite, living room with feature fireplace and bay to front, dining room with double French doors to garden, (living room, dining room and hallway have Karndean flooring), kitchen/breakfast room with central island, built in dishwasher and fridge/freezer, separate utility with Vaillant gas combi boiler, study.

First floor, gallery landing and arched window, 4 excellent bedrooms (3 with fitted wardrobes), bedroom 1 with refitted fully tiled ensuite and refitted fully tiled family bathroom.

Outside, garage, corner front garden with double width tarmac drive and pleasant rear garden with patio, lawn, shrub screening and gated access

## Features

- Superb family detached • 4 bedrooms • Luxuriously refitted bathroom • 3 reception rooms • Kitchen/breakfast and utility • Lovely views to front • Guests cloaks • Council Tax Band F