

# HUNTERS®

HERE TO GET *you* THERE

2 Guys Cliffe Avenue, Sutton Coldfield, B76 2QE

£475,000

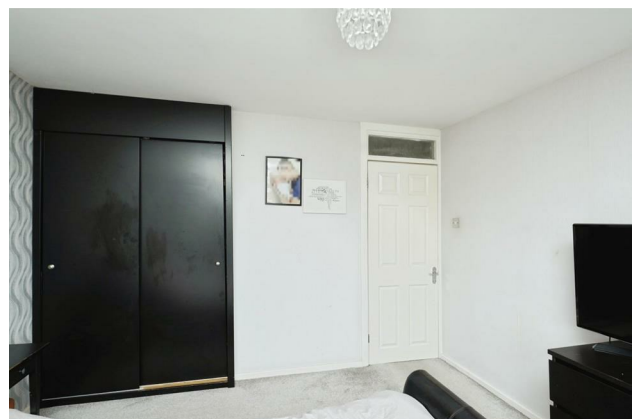
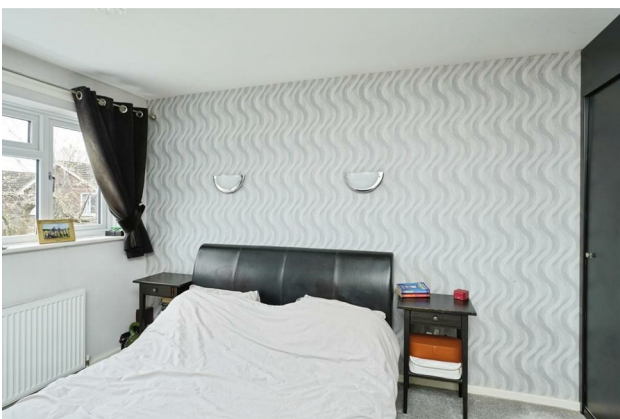
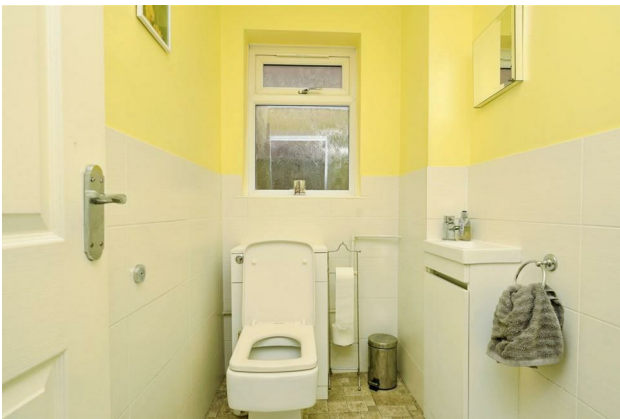
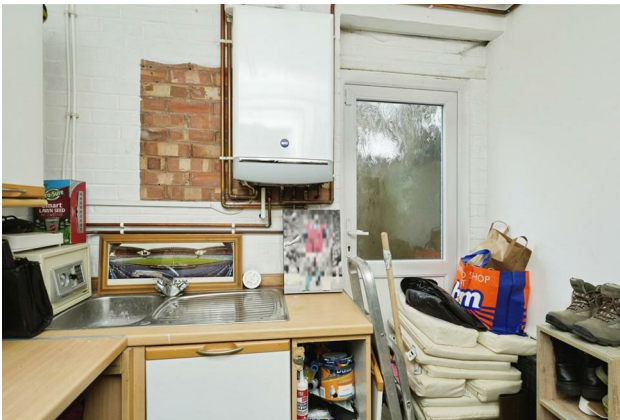
Property Images



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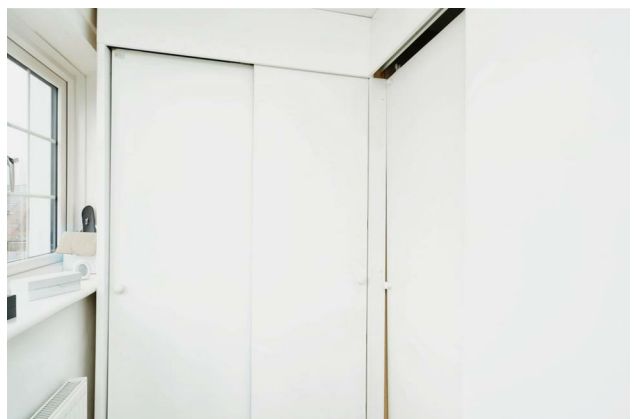
## Property Images



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## Property Images

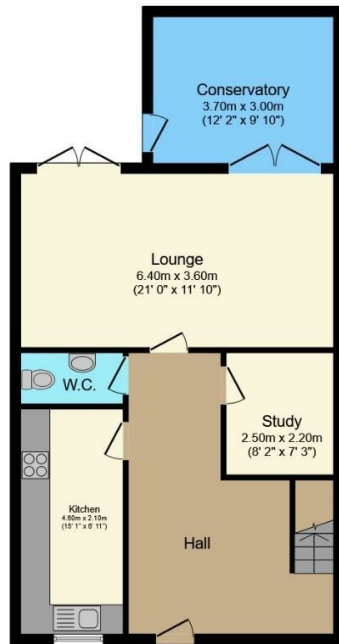


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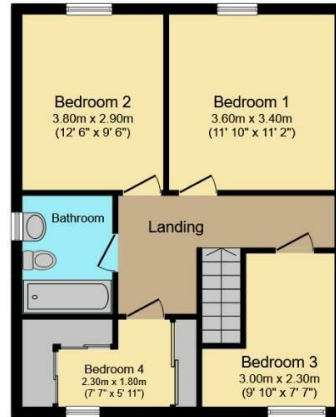
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## Property Images





**Ground Floor**



**First Floor**

Total floor area 123.7 sq.m. (1,331 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>		
(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



## Summary

This spacious four-bedroom detached home is ideally positioned in a quiet cul-de-sac, offering a peaceful setting while still being close to excellent local amenities. Situated within easy reach of Walmley Village, the property benefits from a range of shops, cafes, and everyday conveniences nearby, as well as strong bus links providing easy access to surrounding areas.

The location is particularly attractive for families, with well-regarded local schools within close proximity, making it an ideal choice for those seeking both convenience and a strong community feel.

Inside, the property offers a well-balanced layout including a welcoming lounge, a bright conservatory, a practical utility room, and a downstairs W.C. A garage adds further convenience for parking or storage.

Upstairs comprises four generously sized bedrooms alongside a family bathroom, providing ample space for family living.

With excellent potential to extend (subject to planning permission), this home presents a fantastic opportunity to modernise and add value, all while enjoying a desirable and well-connected residential location.

## Features

- Fantastic four bedroom family detached
- Quiet cul de sac location
- Close to Walmley village, bus routes and schools
- Potential to extend (STPP)
- Downstairs WC
- Council Tax Band D