

# HUNTERS®

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**164 Walmley Road, Sutton Coldfield, B76 2PY**

**Offers Over £600,000**

**Property Images**





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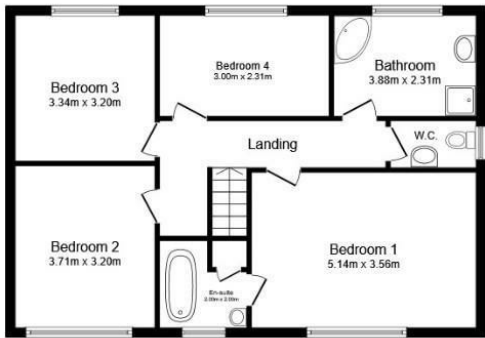
## Property Images





Ground Floor

Floor area 111.5 sq.m.



First Floor

Floor area 75.4 sq.m.

Total floor area: 186.8 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 misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 64                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## Summary

Offered with no upward chain and standing well back from the road, this spacious extended freehold detached family home is being sold for the first time in 50 years. Backing onto and enjoying views over Sutton Coldfield rugby club sports fields and offering immense scope for reconfiguration, refurbishment and further extension subject to planning, this fantastic home must be viewed to appreciate the huge potential. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, reception hall with understairs cupboard, four reception rooms, kitchen/breakfast room with Worcester gas boiler, 4 first floor bedrooms, bedroom 1 with bathroom ensuite and airing cupboard, family bathroom with corner suite and separate shower, separate WC. Large double garage with electrically operated up and over door and utility, front lawn and hedge screening with tarmac drive, very good sized private rear garden with patio, lawn, hedge and fenced surround, fruit trees and greenhouse.

## Features

- Detached family home • No chain • 4 reception rooms • Wonderful location • Double garage • Huge potential for extension and refurbishment • 4 bedrooms • Good sized plot • Council Tax Band E