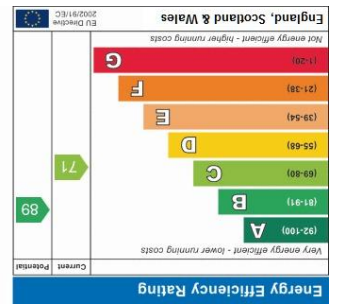
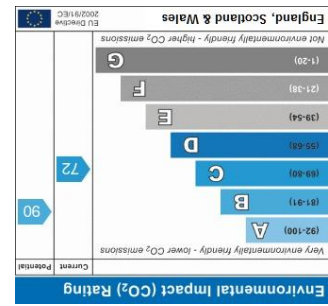


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- Modern Mid-town house
- Three spacious bedrooms
- En-suite to master bedroom
- Guest cloakroom
- Lounge/Diner
- Integral garage

Hatherden Drive, Sutton Coldfield, B76 2RB

£260,000



Property Description

A modern mid-town house with three spacious bedrooms set in close proximity to junior and senior schools, the property comprises of entrance hall, lounge, dining area, kitchen, guest cloakroom, integral garage, three bedrooms, master bedroom with en-suite, family bathroom, gardens to rear and off-road parking to front.

ENTRANCE HALL Having double glazed door to front, single radiator, ceiling light point, laminate floor, stairs to first floor landing and door to lounge area.

LOUNGE AREA 14' 6" x 9' 9" (4.42m x 2.97m) Having double glazed window to front, open-plan to dining area, electric fire with marble hearth and back and feature surround, under stairs storage, double radiator, ceiling light point and laminate floor.

DINING AREA 7' 4" x 7' 8" (2.24m x 2.34m) Having double glazed bay window to rear, laminate floor, single radiator and ceiling light point.

KITCHEN 11' 6" max x 7' 10" max (3.51m x 2.39m) A fitted kitchen with a matching range of wall and base storage units, double glazed window to rear, double glazed door to rear, door to garage and WC, stainless steel sink with roll top work surfaces, tiled splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, central heating boiler and double radiator.

GUEST CLOAKROOM Having double glazed window to rear, low level WC, pedestal wash hand basin, tiled splash backs, single radiator and ceiling light point.

LANDING Having loft access, airing cupboard, ceiling light point and doors to:

BEDROOM ONE 10' 9" x 9' 9" (3.28m x 2.97m) Having double glazed bow window to front, single radiator, ceiling light point, archway to wardrobe area having two double wardrobes leading further to the en-suite.

EN-SUITE Having double glazed window to front, shower cubicle,



low level WC, pedestal wash hand basin, extractor fan, part-tiling to walls, shaver point, single radiator and ceiling light point.

BEDROOM TWO 9' 5" x 8' (2.87m x 2.44m) Having double glazed window to rear, single radiator and ceiling light point.

BEDROOM THREE 9' 7" x 6' 3" (2.92m x 1.91m) Having double glazed window to rear, double built-in wardrobe, single radiator, laminate floor, ceiling light point and down lighting.

BATHROOM Having double glazed window to rear, panelled bath, pedestal wash hand basin, low level WC, extractor fan, shaver point, part-tiling to walls, single radiator and ceiling light point.

OUTSIDE

REAR GARDEN Having decked area leading to lawn and fence surrounding.

FRONT There is tarmac and gravelled off-road parking which leads to integral garage.

INTEGRAL GARAGE 16' 5" x 8' (5m x 2.44m) Having up-and-over door, door to kitchen, power and light.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

