

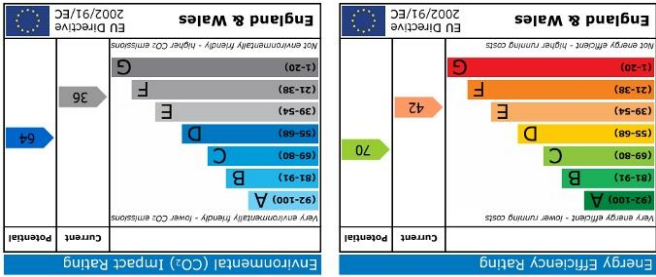
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property 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 Conveyancer.



Boldmere | 0121 321 3991



- AN EXTENDED DETACHED HOME
- OCCUPYING A CORNER POSITION
- FAMILY LOUNGE
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- THREE BEDROOMS
- GARAGE AND MULTI VEHICLE BLOCK PAVED DRIVEWAY



Sunnybank Road, Sutton Coldfield, B73 5RE

£375,000





## Property Description

**NO UPWARD CHAIN** - A well presented extended detached house occupying a corner position on this popular road close to local amenities including the shops, bars and restaurants within Boldmere with public transport on hand including Wyld Green train station within walking distance and excellent local schools in the vicinity including Boldmere infant and junior school and St. Nicholas catholic school.

The extended accommodation briefly comprises:- Entrance porch, reception hall, family lounge, open plan kitchen/diner/family room, utility room, landing, three bedrooms and family bathroom. Outside to the front the property is set back behind a walled and fenced Creteprint block paved multi vehicle driveway giving access to the garage with outside and gated access to rear. To the rear is an enclosed private garden.

**PORCH** Approached via opaque leaded double glazed entrance door with matching side screens, meter cupboards.

**RECEPTION HALL** Approached via leaded effect double glazed door with matching side screens, coving, dado rail, radiator, spindled staircase leading off to first floor accommodation, doors to:

**LOUNGE** 14' 3" max into bay" x 11' 3" (4.34m x 3.43m) Having wood flooring, leaded effect double glazed bay window to front, coving and rose, dado rail, radiator, fireplace with stone effect surround and gas fire.

**OPEN PLAN KITCHEN / DINING / FAMILY ROOM** 7' 9" max, 7' 8" min" x 16' 6" max, 11' 9" min" (2.36m x 5.03m) Having double glazed window to kitchen area, sliding double glazed doors giving access to rear, two radiators, coving and rose, brick fireplace, a range of wall and base units with roll top work surface incorporating sink, space for cooker, space and plumbing for washing machine and dishwasher, tiled floor, spotlights, exterior door leading to side passage, under stairs storage cupboard, access to:

**UTILITY ROOM** 13' 6" max" x 9' 8" (4.11m x 2.95m) Having laminate flooring, half panelling to walls, door to garden, wall mounted gas central heating boiler, door to garage, door to kitchen/family room.

**LANDING** Being approached by staircase passing leaded effect opaque double glazed window to side, with access to loft via pull down ladder and doors to:

**BEDROOM ONE** 14' 7" into bay" x 10' 8" max into wardrobe" (4.44m x 3.25m) Having leaded double glazed window to front, radiator, coving and rose, built in wardrobes.

**BEDROOM TWO** 11' 7" x 10' 9" (3.53m x 3.28m) Having double glazed window to rear, radiator, picture rail, coving.

**BEDROOM THREE** 7' 2" x 6' 8" (2.18m x 2.03m) Having leaded effect double glazed bay window to front, radiator, picture rail, coving.

**BATHROOM** Having a suite comprising panelled bath, pedestal wash hand basin, W.C, large corner shower cubicle with fixed overhead shower, shower attachment and fitted waterproof shower wall panels, tiled floor, downlighting, chrome ladder heated towel rail, opaque double glazed window to rear.

**OUTSIDE** To the rear is a garden with paved patio leading to lawned garden with decked seating area, fencing to perimeter.

**GARAGE** 14' 7" max, 7' 9" min" x 14' 6" max, 9' 10" min" (4.44m x 4.42m) Having up and over door to front, light and power and pedestrian access door leading to utility.

(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.