Swale Road, Sutton Coldfield, B76 2BH
Modern End Townhouse | Lounge & Orangery | Two Bedrooms | Modern Fitted Breakfast Kitchen |
Family Bathroom | Allocated Parking | EPC C |
Offers In Region Of: £245,000
Swale Road, Sutton Coldfield, B76 2BH
Situated within this exceptionally convenient development in Walmley and offering thoughtfully styled and extended accommodation this home would make a fantastic first time buy and is encouraged to be viewed in order to be fully appreciated. Internally a spacious lounge and the newly added Orangery/dining room creates plentiful space to relax, dine and entertain whilst bi-folding doors and ceiling atrium windows make this a fantastic contemporary addition to the property. In addition is a modern breakfast kitchen enjoying an open plan aspect into the extension offering further dining area and plentiful cupboards and modern appliances. Upstairs the two bedrooms are serviced by a large and superbly appointed bathroom and to the rear is a superb low maintenance landscaped garden and patio. This super home is not to be missed!

FRONT
Having private parking to the front of the property with two allocated spaces.

RECEPTION HALL
A welcoming reception hall with stairs to the first floor and door leading into:

LOUNGE
4.47m (14' 8") x 2.95m (9' 8")
A spacious lounge with window to the fore, under stairs storage cupboard and door into:

KITCHEN DINING ROOM
3.86m (12' 8") x 2.31m (7' 7")
A superbly appointed kitchen comprising plentiful modern cream units, space for appliances, window to the rear and useful breakfast bar dining area.

ORANGERY/DINING ROOM
2.95m (9' 8") x 2.84m (9' 4")
A fantastic addition to the house enjoying plentiful natural light from a large atrium window to the ceiling and contemporary bi-folding doors into the garden.

FIRST FLOOR LANDING
With doors leading off.

BEDROOM ONE
3.86m (12' 8") x 2.79m (9' 2")
A spacious double bedroom with large window to the fore and airing/storage cupboard.

BEDROOM TWO
2.31m (7' 7") x 3.45m (11' 4")
A further double bedroom with window to the rear.
BATHROOM
2.31m (7' 7") x 1.75m (5' 9")
A large family bathroom fitted with a modern white suite with P shaped bath, WC and wash basin plus window to the rear.

GARDEN
A landscaped private rear garden with a spacious patio area.

OPENING HOURS
Mon - Fri: 9.00 - 5.30
Sat: 9.00 – 3.30

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
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While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantees or warranties as to their operability or efficiency can be given.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.