



2 Gunner Grove, Sutton Coldfield, West Midlands, B75 7HE

- ⌘ Double Fronted Detached Property
- ⌘ Three Bedrooms
- ⌘ Ensuite to Master
- ⌘ Through Lounge

- ⌘ Dining Room
- ⌘ Modern Kitchen
- ⌘ Conservatory
- ⌘ Energy Rating Band D

Purchase Price £300,000 – draft details



To view this property contact Hunters at 32 Beeches Walk, Sutton Coldfield, B73 6HN
Email: sutton@huntersgroup.co.uk



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DESCRIPTION Three bedroom, double fronted detached built to Bryants Kingsford design presented to a superb level. Set on a popular modern development off Rectory Road. Having multi vehicle drive to front and impressive, versatile conservatory to rear. Hall, guest WC, dual aspect through lounge with contemporary fire place, dining room, refitted kitchen, dual aspect master bedroom with built-in double wardrobe and ensuite, built-in wardrobes to bedrooms 1 & 2, bathroom, rear garden and single garage

FRONTAGE Benefiting from a multi vehicle driveway, lawned fore garden with path that leads to a canopy porch and partial obscure double glazed door giving access into:

HALL Stairs to first floor, tiled floor, radiator and doors leading off to the various floors and to.

GUEST WC Low flush WC, wash basin, radiator and obscure double glazed window.

THROUGH LOUNGE 16' 9" x 10' 2" (5.11m x 3.1m) This contemporary room has the benefit of dual aspect views with two double glazed windows to front, double glazed patio door and windows out to rear garden, stylish inset fire place with pebble effect gas fire, radiator.

DINING ROOM 10' 7" x 7' 10" (3.23m x 2.39m) Two double glazed windows, radiator, laminate wood effect flooring, feature double opening doors leading from the hall.

KITCHEN 14' 2" x 8' 3" (4.32m x 2.51m) A comprehensive range of refitted units comprising wall and base cupboards, working surface, sink unit with side drainer, range of appliances comprising four ring gas hob, fan assisted oven with grill beneath and extractor hood over, integral dish washer and fridge, separate freezer, concealed washing machine, radiator, tiled floor, under stairs pantry style cupboard, double glazed window and partial double glazed door leading into:

CONSERVATORY 11' 9" x 8' 7" (3.58m x 2.62m) A versatile room having double glazed windows to rear and sides, double opening double glazed French doors out to rear garden and tiled floor.

FIRST FLOOR LANDING Double glazed window, hatch to loft space, airing cupboard and doors leading off.

BEDROOM ONE 16' 8" x 10' 6" (5.08m x 3.2m) This dual aspect bedroom has double glazed windows to front and rear, two radiators, built-in double wardrobe and door into:

ENSUITE Low flush WC, wash basin with cupboard beneath, wall mounted cupboard, walk-in shower cubicle, radiator, shaver point, obscure double glazed window and vinyl flooring.

BEDROOM TWO 9' 5" x 9' 3" (2.87m x 2.82m) Double glazed window, radiator and built-in double wardrobe.

BEDROOM THREE 11' 3" x 7' 1" (3.43m x 2.16m) Double glazed window, radiator and built-in wardrobe.



BATHROOM White suite comprising WC, wash basin, bath, complimentary tiling, feature flooring, radiator, two obscure double glazed windows, shaver point.

GARAGE 17' 10" x 8' 6" (5.44m x 2.59m) Up and over door to drive

REAR GARDEN Mainly laid to lawn with slabbed patio, fencing to sides.

GENERAL INFORMATION

VIEWING Sutton Coldfield Office – Tel: 0121 355 0555

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 355 0555 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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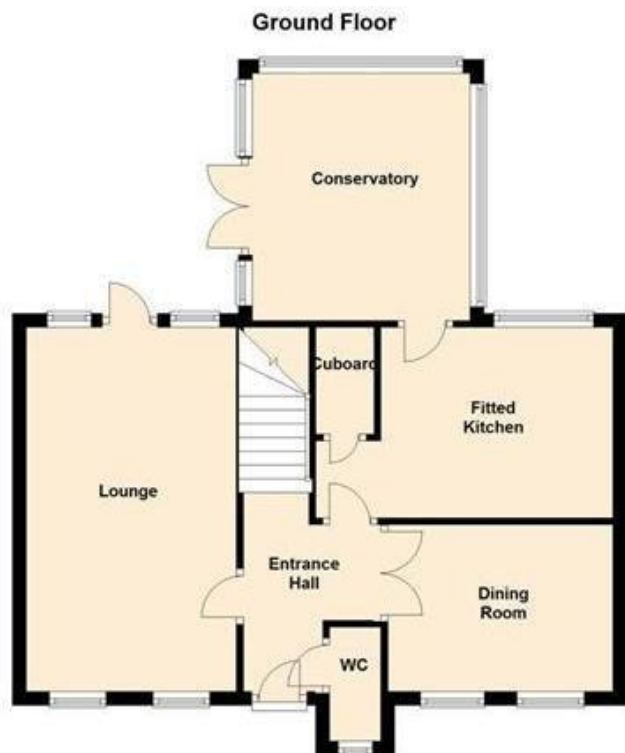
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DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

