

FOR SALE



Shooters Hill, Sutton Coldfield

4 Bedrooms, 1 Bathroom, Link Detached Property

Offers In Region Of £475,000

MARTIN & CO



Shooters Hill, Sutton Coldfield

4 Bedrooms, 1 Bathroom

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- LINK DETACHED PROPERTY
- FOUR BEDROOMS
- LOUNGE
- FITTED KITCHEN/DINER
- GROUND FLOOR GUEST W.C.



Martin & Co are pleased to offer this warm and welcoming family home offering generous living space. This four bedroom link detached is the perfect blend of comfort and convenience.

The property is located in a cul de sac location near to a range of facilities including local schools, shops, transport links and amenities.

The property comprises on the ground floor a welcoming hallway with a guest W.C. and wash basin. There is a lovely fitted kitchen with a range of wall and base units with a good sized dining area ideal to entertain family and friends.

Continuing through the ground floor is a good sized lounge with views over the rear garden.

On the first floor are four bedrooms master having en-suite and the remaining bedrooms are accompanied by the family bathroom with three piece suite,

To the rear is a astro turf garden ideal for low maintenance with a good sized patio perfect for garden furniture and a door leading to the garage.

On the ground floor the property is further benefitted by having under floor heating.

An internal viewing is highly recommended to fully appreciate the size, layout and quality this home has to offer.

HALLWAY

GUEST W.C.

FITTED KITCHEN/DINER 18' 3" x 9' 5" (5.56m x



2.87m)

LOUNGE 16' 8" x 14' (5.08m x 4.27m)

LANDING

BEDROOM ONE 11' 5" x 9' 5" (3.48m x 2.87m)

BEDROOM TWO 9' 6" x 9' 3" (2.9m x 2.82m)

BEDROOM THREE 11' 2" x 5' 2" min (3.4m x 1.57m min)

BEDROOM FOUR 8' 3" x 6' 11" (2.51m x 2.11m)

BATHROOM

GARAGE 18' 2" x 8' 11" (5.54m x 2.72m)

REAR GARDEN

INFORMATION GENERAL INFORMATION COUNCIL

TAX BAND - E

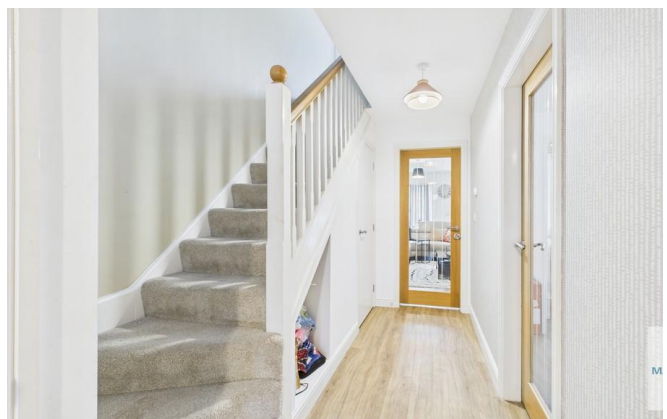
FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

ENSUITE





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area⁽¹⁾
1192 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.