



Addenbrooke Drive,
Sutton Coldfield, B73 5PZ

Offers in the Region Of £300,000

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This well presented much improved modern style end of terrace property occupies a convenient and sought after cul-de-sac location set within close proximity of the nearby shopping centres in Wylde Green and Boldmere with desirable local schools, shops and transport links.

The generous accommodation on offer includes a well-proportioned lounge, dining kitchen and conservatory/family room.

To the first floor there are three bedrooms and a modern style bathroom whilst outside there is a lawned fore garden and a larger than average rear garden with side access.

- SUPERBLY LOCATED WELL PRESENTED MODERN END OF TERRACE
- THREE BEDROOMS
- GENEROUS LOUNGE
- DINING KITCHEN WITH PANTRY CUPBOARD
- CONSERVATORY / FAMILY ROOM
- CLOSE PROXIMITY TO DESIRABLE SCHOOLS
- LOCAL SHOPPING CENTRES CLOSE BY
- EXCELLENT LOCAL TRANSPORT LINKS
- WELL PROPORTIONED GARDEN





Property Specification

SUPERBLY LOCATED WELL PRESENTED MODERN END OF TERRACE

The property briefly comprises:

Lounge 4.57m (15') x 3.66m (12')

Dining Kitchen 4.56m (14'11") x 3.23m (10'7")

Conservatory / Family Room 3.15m (10'4") x 2.33m (7'8")

Bedroom 3.23m (10'7") x 2.78m (9'1")

Bedroom 3.91m (12'10") x 2.56m (8'5")

Bedroom 2.85m (9'4") max x 1.90m (6'3")

Bathroom 2.26m (7'5") x 1.98m (6'6")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 22nd February 2023

Viewer's Note:

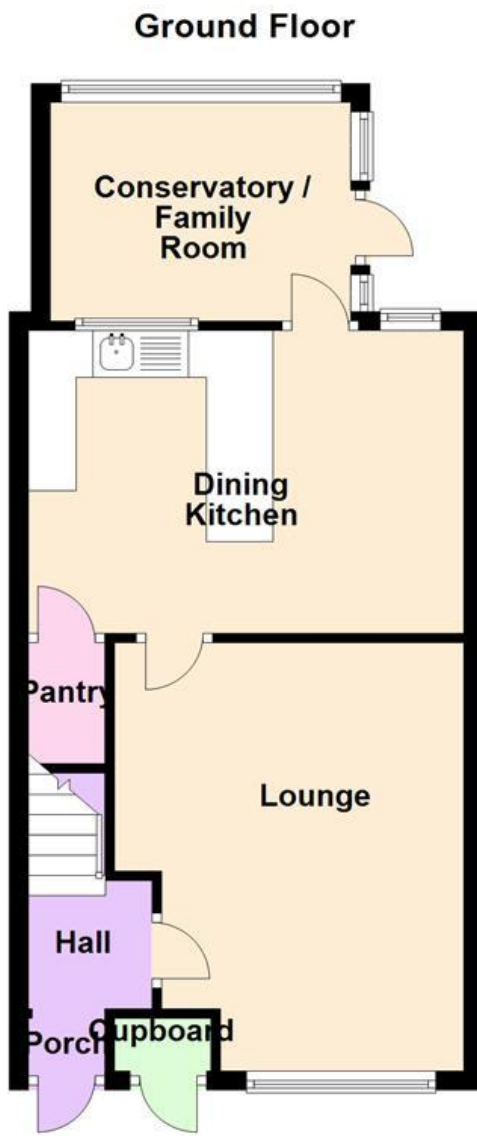
Services connected: Mains electricity, gas, water & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

