



Milcote Drive,  
Sutton Coldfield, B73 6QJ

**£325,000**



# Sutton Coldfield

£325,000



This well presented detached split-level property occupies an excellent cul-de-sac location set within close proximity of desirable schools, local shops and parks.

The accommodation on offer benefits from no onward chain and is accessed via an enclosed porch which opens into a welcoming hall with access off to a guest cloakroom, single bedroom and utility with internal garage access.

To the first floor there is a generous lounge, family dining kitchen and conservatory along with a modern shower room, two double bedrooms.

Outside a driveway provides garage access and off-road parking whilst steps to the side lead to a low maintenance rear garden and patio.

- MODERN STYLE SPLIT LEVEL DETACHED PROPERTY
- THREE BEDROOMS OVER TWO FLOORS
- GENEROUS LOUNGE WITH CONSERVATORY OFF
- FITTED DINING KITCHEN
- UTILITY ROOM AND GROUND FLOOR WC
- CONVENIENT SOUGHT AFTER CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO DESIRABLE SCHOOL AND SHOPS







## Property Specification

MODERN STYLE SPLIT LEVEL DETACHED PROPERTY

The property briefly comprises:

Bedroom 2.72m (8'11") x 2.23m (7'4")

Utility Room 2.62m (8'7") x 2.23m (7'4")

WC 1.98m (6'6") x 0.94m (3'1")

Breakfast Kitchen 4.72m (15'6") x 3.66m (12')

Lounge 6.08m (19'11") x 3.33m (10'11")

Conservatory 3.17m (10'5") x 2.23m (7'4")

Shower Room 2.59m (8'6") x 0.71m (2'4")

Bedroom 3.13m (10'3") x 2.84m (9'4")

Bedroom 3.97m (13') x 3.33m (10'11")

Garage 6.40m (21'0") x 2.44m (8'0")

### 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: 28th March 2023

### Viewer's Note:

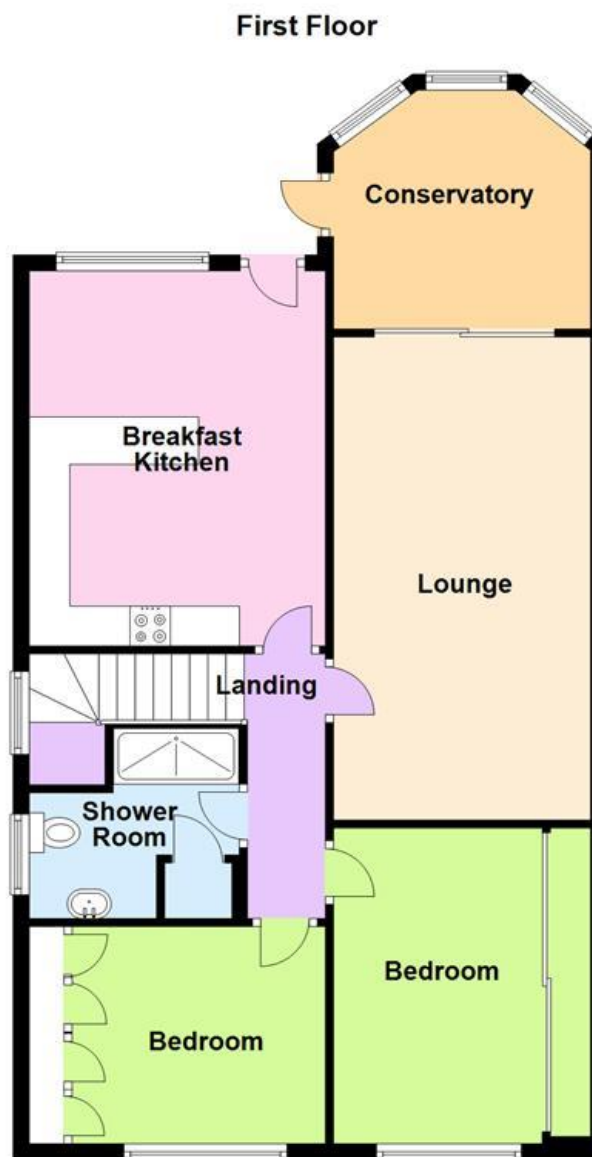
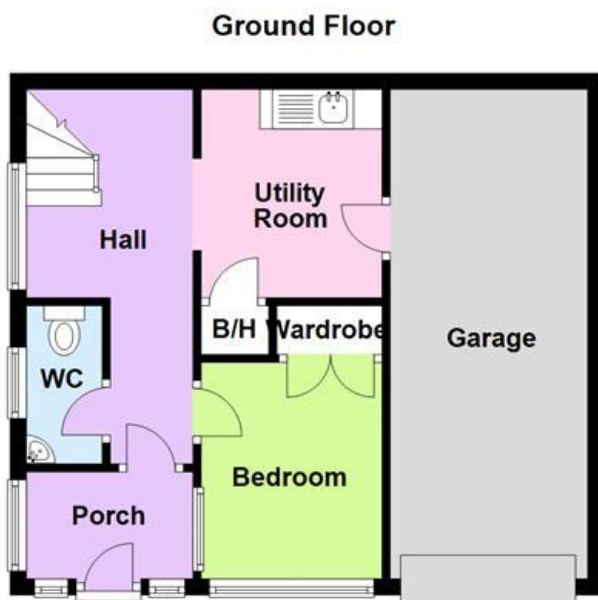
Services connected: Mains electricity, gas, water & drainage

Council tax band: D

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		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

