



Conchar Close,
Sutton Coldfield, B72 1LN

£475,000

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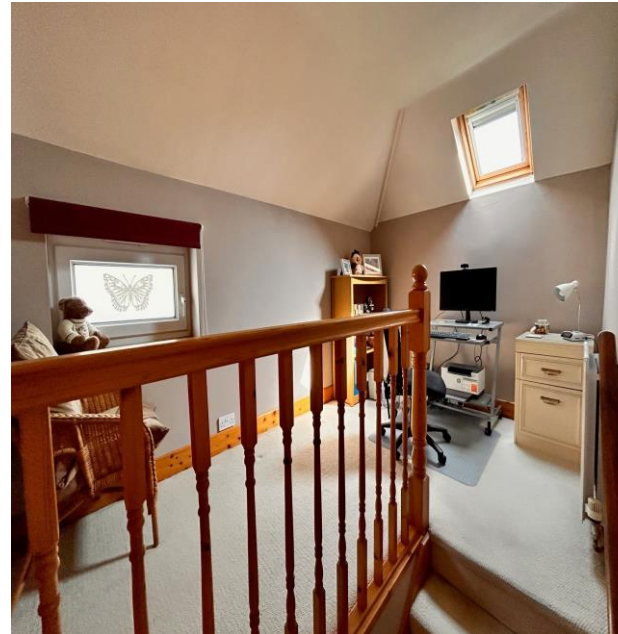
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This superbly proportioned detached bungalow occupies a much coveted and desirable location set within close proximity of sought after schools and parks close to the shopping centres of Sutton Coldfield, Wylde Green and Walmley.

Offering the advantage of no onward chain the accommodation includes a generous living room, fitted kitchen with garden/breakfast room off, a family bathroom and three double bedrooms including a master bedroom with dressing room and shower en-suite off.

A generous as yet undeveloped loft provides potential for development subject to planning whilst outside a driveway provides off road parking for vehicles and access to the garage on the lower ground floor whilst a secure gates lead through to the beautiful mature wrap around garden and patios.





Property Specification

SUPERBLY PROPORTIONED DETACHED BUNGALOW
THREE GOOD SIZE BEDROOMS
DESIRABLE CUL-DE-SAC LOCATION
MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE
FITTED KITCHEN WITH GARDEN / BREAKFAST ROOM OFF

Garage

Porch

Bathroom

Living Room 5.18m (17') x 3.78m (12'5")

Kitchen 4.34m (14'3") x 2.69m (8'10")

Garden / Breakfast Room 2.62m (8'7") x 2.46m (8'1")

Bedroom 1 3.84m (12'7") x 2.67m (8'9")

Bedroom 2 3.66m (12') x 3.05m (10')

Bedroom 3 3.05m (10') x 2.49m (8'2")

Dressing Room / Study 3.53m (11'7") x 2.42m (7'11")
Covered Passage / Store

En-suite Shower Room

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: 11th September 2023

Viewer's Note:

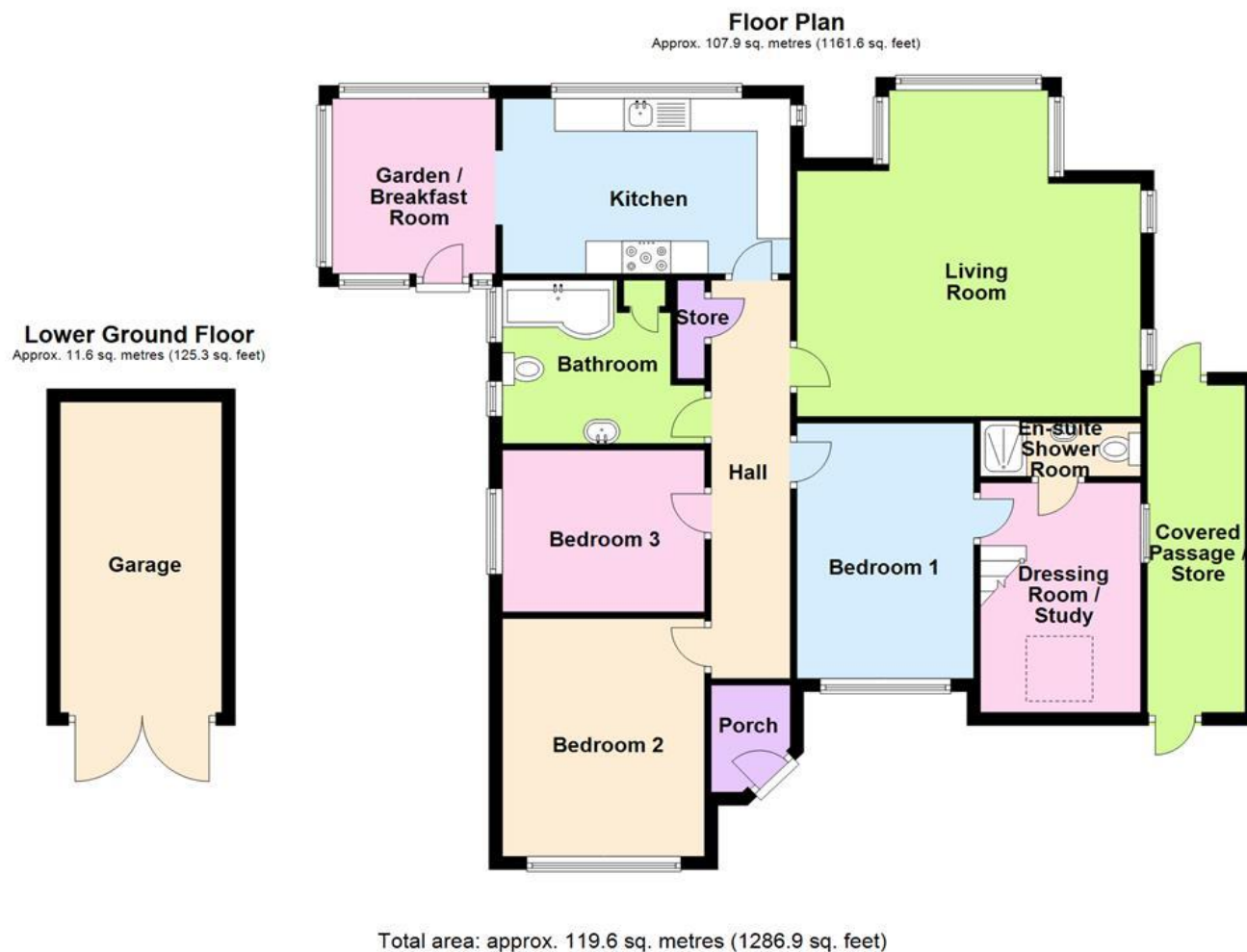
Services connected: Gas, Electricity, Water, Mains Drainage

Council tax band: E

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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

