



Britton Drive,  
Sutton Coldfield, B72 1EL

£430,000

# Sutton Coldfield

£430,000



This superbly extended detached property offers an excellent level of accommodation set in a most convenient cul-de-sac location close to the nearby shopping centre at Wylde Green within close proximity of desirable schools and transport links.

The accommodation on offer is accessed via an enclosed porch which leads to a generous hall having cloak store and guest cloakroom off along with doors leading to a generous living room, dining kitchen with utility off.

To the first floor there is a family shower room along with four generous bedrooms with the master having a dressing room off.

Outside the property sits behind a gravel driveway which provides off road parking for multiple vehicles along with garage access.

To the rear there is a charming mature garden with gated side access.

- SUPERBLY EXTENDED CHARACTERFUL DETACHED PROPERTY
- FOUR WELL PROPORTIONED BEDROOMS
- DRESSING ROOM TO MASTER BEDROOM
- EXCELLENT LIVING ROOM
- EXTENDED DINING KITCHEN WITH UTILITY OFF
- CONSERVATORY SITTING ROOM TO FRONT
- MOST CONVENIENT CUL-DE-SAC LOCATION





## Property Specification

SUPERBLY EXTENDED CHARACTERFUL DETACHED PROPERTY

The property briefly comprises:

Porch

Hall

WC 5' 2" x 2' 6" (1.57m x 0.76m)

Breakfast Kitchen 4.90m (16'1") x 3.40m (11'2")

Living Room 5.31m (17'5") x 3.17m (10'5")

Utility Room 4.88m (16') x 1.47m (4'10")

Conservatory 2.54m (8'4") x 2.46m (8'1")

Bedroom 2.49m (8'2") x 2.39m (7'10")

Dressing Room 2.23m (7'4") x 2.22m (7'3") max

Bedroom 3.53m (11'7") x 3.25m (10'8")

Bedroom 4.68m (15'4") x 2.46m (8'1")

Bedroom 3.96m (13') x 2.31m (7'7")

Shower Room 2.31m (7'7") x 1.52m (5'0")

Garage

### 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: 9th November 2021

### Viewer's Note:

Services connected: Mains electricity, gas, water & 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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

