



Honiley Drive,  
Sutton Coldfield, B73 6RN

Offers in the Region Of £285,000



## New Oscott

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This superbly presented well located three bed semi-detached property occupies an enviable situation set within close proximity of many sought after amenities including desirable schools, shops, transport links and nearby parks.

The accommodation itself includes a generous living room, contemporary kitchen and modern bathroom along with a driveway offering off road parking for vehicles and secure gated access to an attractive private rear garden. An early viewing is essential in order to avoid disappointment.







## Property Specification

SUPERBLY LOCATED WELL PRESENTED SEMI-DETACHED PROPERTY  
THREE WELL PROPORTIONED BEDROOMS  
GENEROUS LOUNGE DINING ROOM  
CONTEMPORARY FITTED KITCHEN  
MODERN BATHROOM

Porch

Hall

Kitchen 3.51m (11'6") x 2.21m (7'3")

Lounge/Dining Room 5.61m (18'5") x 3.64m (11'11") max

Landing

Bedroom 1 3.73m (12'3") x 2.90m (9'6")

Bedroom 2 3.66m (12') x 2.97m (9'9")

Bedroom 3 2.77m (9'1") x 2.57m (8'5")

Bathroom

WC

Garage

### Agent's Note:

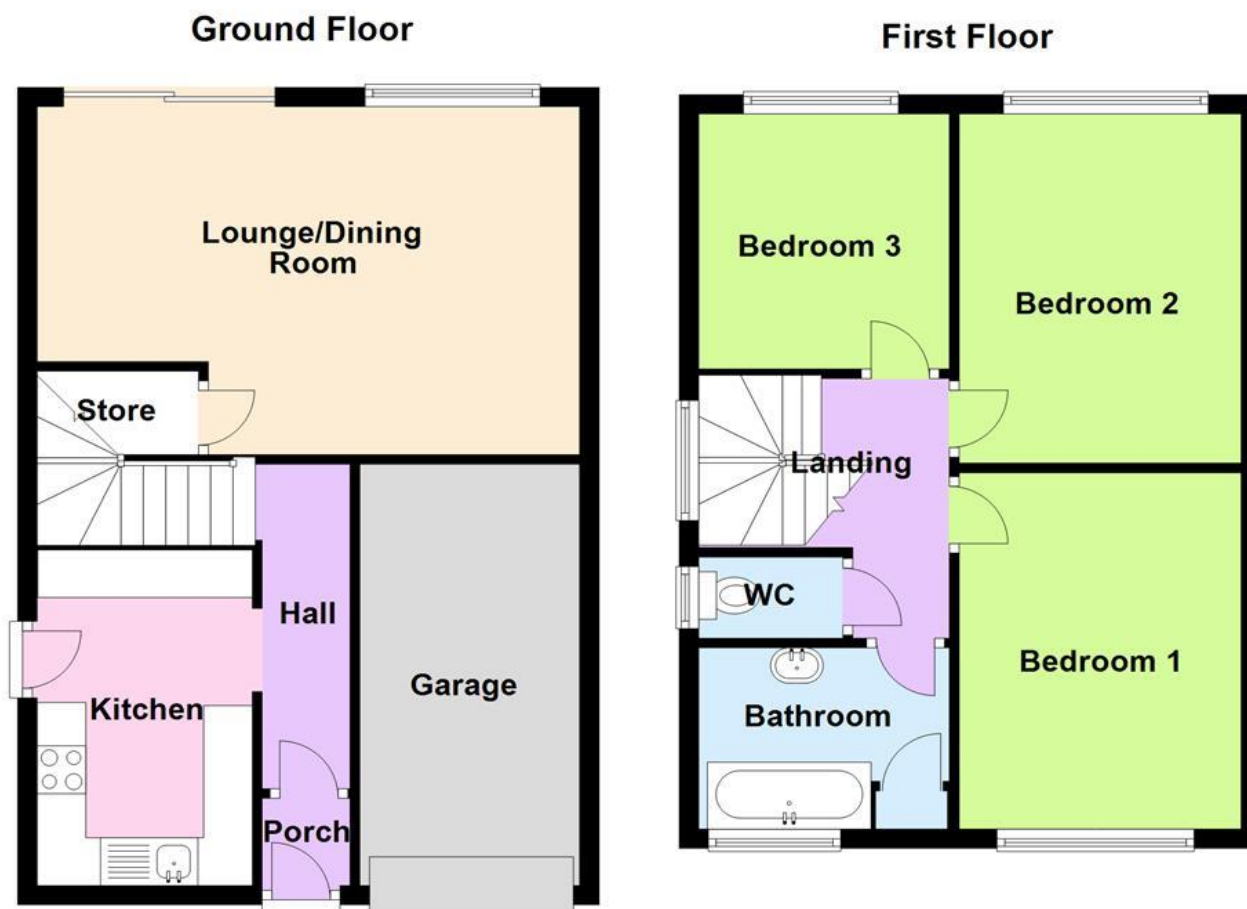
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 13th April 2024

### Viewer's Note:

Services connected: Gas, Electric. Water and 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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

