



North Drive,  
Sutton Coldfield, B75 7TQ

**Guide Price £180,000**



# Sutton Coldfield

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A two bed semi-detached bungalow situated in a coveted residential location close to the heart of Sutton Coldfield town centre.

Set back behind a long stretch of driveway with a double tandem garage and manicured fore gardens, the property is entered via a porch that leads into the welcoming entrance hall. Internal inspection reveals a spacious living room, conservatory, extended kitchen/breakfast room, two bedrooms, bathroom and a loft room.

Outside to the rear, there is a beautiful south-facing garden with lawn and patio area.

The property provides an exciting opportunity for renovation and is being sold with the added benefit of no onward chain.

Internal viewing is highly recommended to appreciate all this home has to offer.







## Property Specification

SOLD WITH NO ONWARD CHAIN  
SEMI DETACHED BUNGALOW  
VERY POPULAR RESIDENTIAL LOCATION  
GREAT CONNECTION TO SUTTON COLDFIELD TOWN  
CENTRE  
DOUBLE TANDEM GARAGE

**Kitchen 8' 10" x 7' 7" (2.69m x 2.31m)**

**Dining Area 9' 4" x 7' 7" (2.84m x 2.31m)**

**Living Room 15' 5" x 11' 9" (4.70m x 3.58m)**

**Conservatory 12' 3" x 7' 5" (3.73m x 2.26m)**

**Bedroom One 12' 2" x 10' 11" (3.71m x 3.32m)**

**Bedroom Two 9' 2" x 8' 2" (2.79m x 2.49m)**

**Bathroom 8' 2" x 5' 5" (2.49m x 1.65m)**

**Loft Room 11' 1" x 9' 5" (3.38m x 2.87m)**



### 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 October 2024

### Viewer's Note:

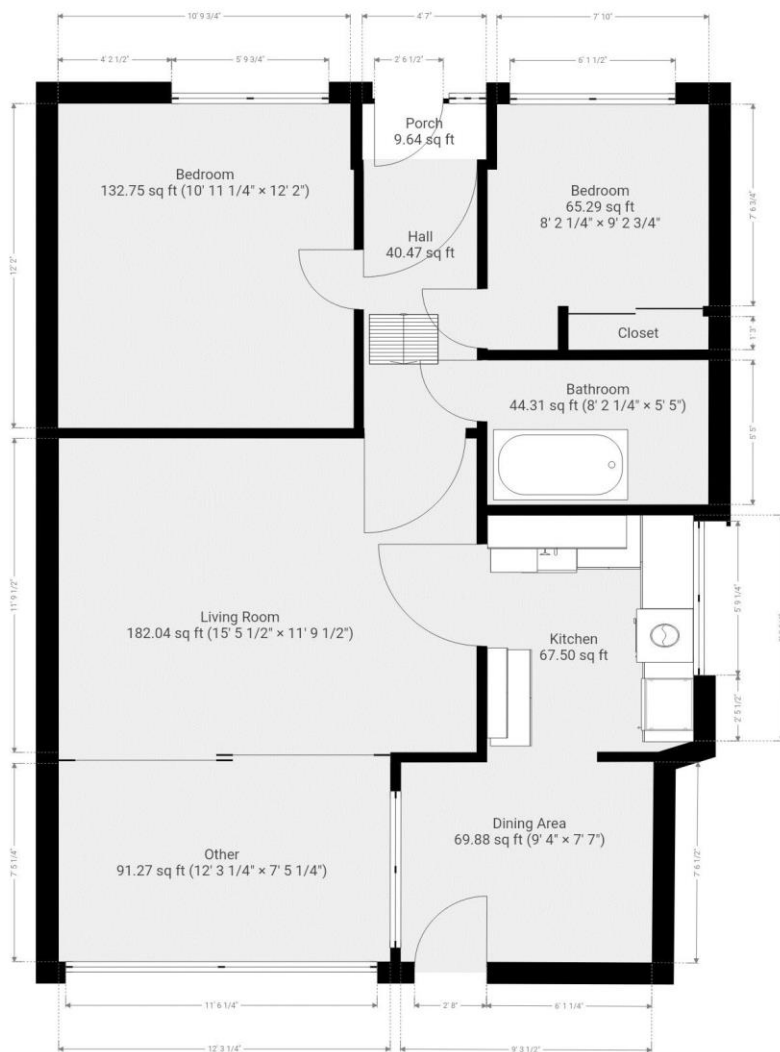
Services connected: Electricity, water & drainage

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		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

## Map Location

