



Betteridge Drive, New Hall
Sutton Coldfield, B76 1FN

£340,000

New Hall

£340,000

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An attractive modern detached family home occupying a highly sought after location on the well established New Hall Development within the Royal Borough of Sutton Coldfield.

Set back behind a large driveway internal inspection reveals inviting reception hall, elegant & bright lounge, formal dining area with patio doors to garden & a modern fitted kitchen with an array of units & further access to the rear garden.

Stairs lead from the reception hall to the first floor landing which reveals two generous sized double bedrooms & a good size single along with a modern family bathroom.

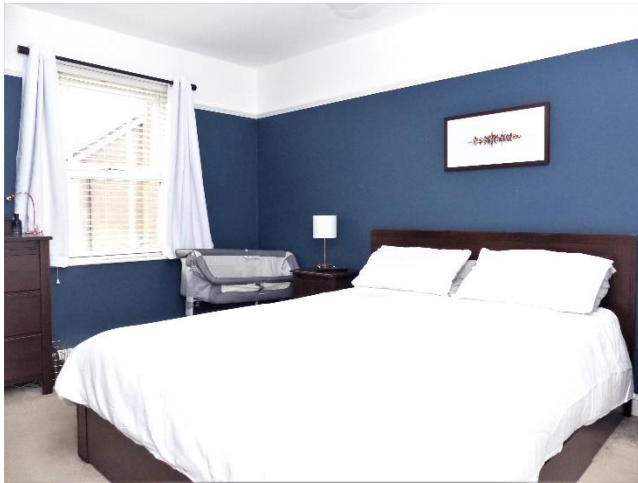
Private enclosed garden to the rear of the property with paved & decked patio areas which enjoy a sunny aspect.

Large driveway & garage provides ample off road parking for several vehicles.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

This immaculately presented property provides excellent potential for extension (subject to permission) therefore internal viewing is highly encouraged.





Property Specification

HIGHLY SOUGHT AFTER LOCATION
EXCELLENT LOCAL SCHOOLS & AMENITIES
IMMACULATELY PRESENTED
SPACIOUS LOUNGE
FORMAL DINING AREA

Entrance Hall 3.48m (11'5") x 2.00m (6'7")

Lounge 4.03m (13'2") x 3.75m (12'4")

Dining Room 3.32m (10'11") x 2.33m (7'8")

Kitchen 2.30m (7'7") x 2.00m (6'7")

Bedroom 1 4.64m (15'3") max x 2.76m (9'1")

Bedroom 3 2.92m (9'7") x 1.93m (6'4")

Bedroom 2 2.77m (9'1") x 2.74m (9')

Bathroom 1.91m (6'3") x 1.85m (6'1")

Landing 2.48m (8'1") x 1.91m (6'3")

Garage 4.90m (16'1") x 2.79m (9'2")

Agent's Note:

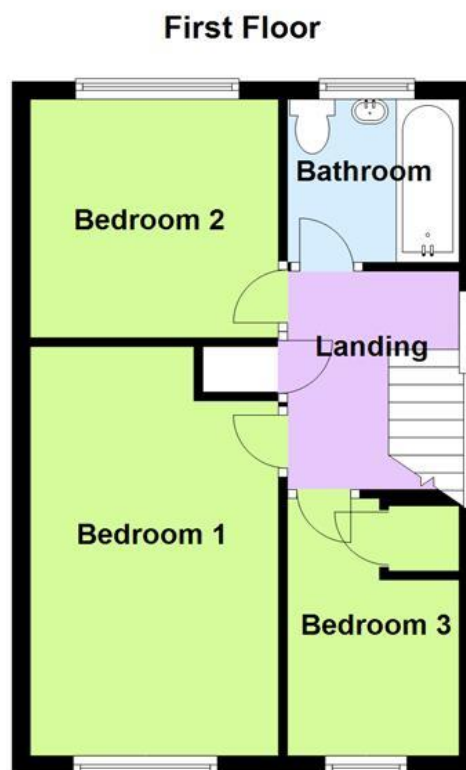
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 7th December 2020

Viewer's Note:

Services connected: Gas, Electric, 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

