



Garnett Drive,
Sutton Coldfield, B75 6AG

Offers in the Region Of £395,000

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An imposing detached family home occupying a desirable location within the Royal Borough of Sutton Coldfield.

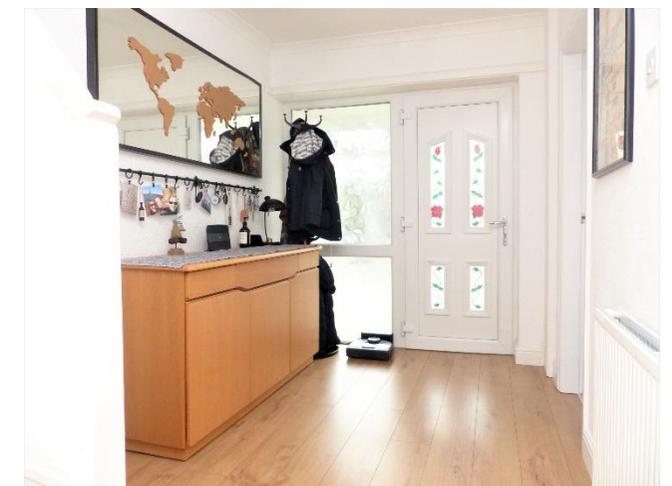
Set behind a large block paved driveway internal viewing reveals entrance porch, inviting reception hall, elegant lounge which brims with natural light, formal dining room with patio doors to rear garden, modern fitted kitchen with integral appliances & a useful utility area off the kitchen.

Stairs lead from the reception hall to the first floor landing which reveals three bright & generous sized bedrooms & a modern family bathroom with separate W.C.

Private mature garden to the rear of the property with block paved patio area providing a tranquil space for alfresco entertaining. Garage & driveway to the fore provides ample off road parking.

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

Offered for sale with no upward chain internal viewing is highly encouraged to fully appreciate this spacious family home.





Property Specification

NO UPWARD CHAIN
ATTRACTIVE SOUTH/WEST REAR GARDEN
SPACIOUS FAMILY HOME
LARGE BLOCK PAVED DRIVEWAY & GARAGE
TWO SPACIOUS RECEPTION ROOMS

Porch 2.04m (6'8") x 0.84m (2'9")

Reception Hall 5.09m (16'8") x 2.11m (6'11")

Lounge 4.61m (15'1") x 4.12m (13'6")

Dining Room 3.56m (11'8") x 3.03m (9'11")

Kitchen 3.23m (10'7") x 3.19m (10'6")

Bedroom 1 4.26m (14') x 4.06m (13'4")

Bedroom 2 3.23m (10'7") x 3.03m (9'11")

Bedroom 3 2.69m (8'10") x 2.16m (7'1")

Lean-to 3.17m (10'5") x 1.88m (6'2")

Store 1.15m (3'9") x 1.06m (3'6")

Bathroom 2.16m (7'1") x 1.69m (5'7")

WC 1.68m (5'6") x 0.89m (2'11")

Landing 3.48m (11'5") x 2.18m (7'2")

Garage 5.05m (16'7") x 2.39m (7'10")

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: 3rd March 2021

Viewer's Note:

Services connected: Gas, Electric, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

