



Cattell Drive,  
Sutton Coldfield, B75 7LQ

Offers in Excess of £250,000



## Sutton Coldfield

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A well-presented semi-detached family home situated in a highly popular cul de sac location.

Internal inspection reveals a reception hall, living room with feature fireplace, dining room with patio doors leading to the rear garden, kitchen, lean to and guest W.C.

Stairs lead from the reception hall to the first-floor landing where there are three bedrooms and a family shower room.

Outside to the rear of the property is a private garden with patio area and to the fore the driveway provides off road parking.

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

Offered for sale with no upward chain internal viewing is highly recommended.







## Property Specification

SEMI DETACHED PROPERTY  
TWO RECEPTION ROOMS  
FITTED KITCHEN  
THREE GOOD SIZED BEDROOMS  
FAMILY BATHROOM

Porch 1.18m (3'10") x 0.69m (2'3")

Hall 2.69m (8'10") x 2.59m (8'6")

Living Room 4.47m (14'8") x 3.71m (12'2") max

Dining Room 3.28m (10'9") x 3.12m (10'3")

Kitchen 4.45m (14'7") x 2.49m (8'2")

Lean-to 8.30m (27'3") max x 2.39m (7'10")

WC 1.45m (4'9") x 0.71m (2'4")

Shower Room 2.34m (7'8") x 1.88m (6'2")

Bedroom 1 4.31m (14'2") x 2.00m (6'7")

Bedroom 2 3.76m (12'4") x 3.38m (11'1")

Bedroom 3 2.84m (9'4") max x 2.49m (8'2")

### 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: 22nd December 2021

### Viewer's Note:

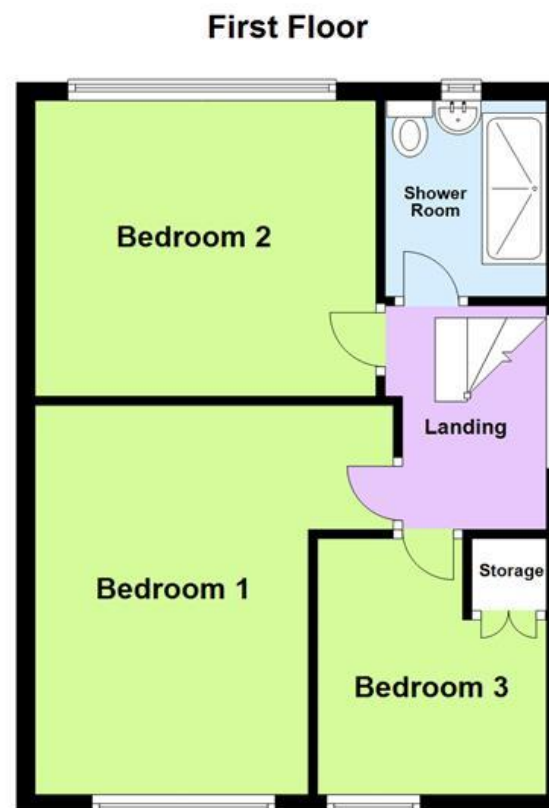
Services connected: Mains electricity, gas, water & drainage

Council tax band: B

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

