



Hermitage Drive,  
Sutton Coldfield, B76 2XE

**Offers Over £325,000**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: gas, electric, drainage, water.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)



**Living Room 4.22m (13'10") x 3.87m (12'8")**

**Porch**

**Kitchen/Dining Room 6.33m (20'9") x 3.79m (12'5")**

**Garage**

**WC**

**ST.**

**Conservatory**

**Bedroom 3 3.20m (10'6") x 2.05m (6'9")**

**Bedroom 2 2.58m (8'6") x 2.17m (7'2")**

**Main Bedroom 3.59m (11'9") x 3.06m (10')**

**Bedroom 4 2.34m (7'8") x 1.91m (6'3")**

**Bathroom 2.05m (6'9") x 1.75m (5'9")**

**Landing**

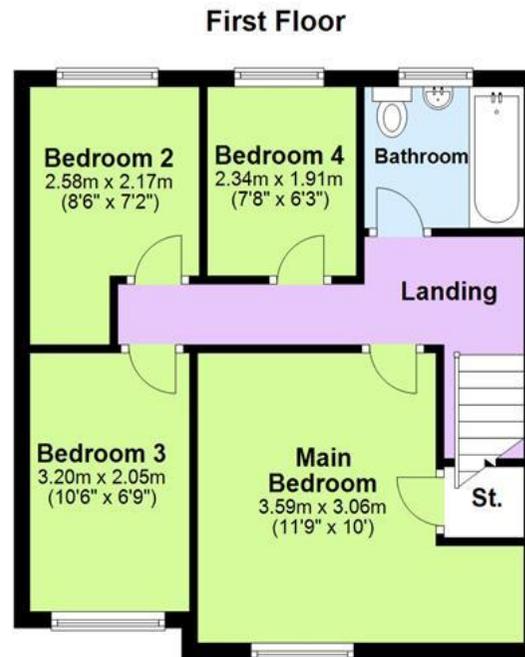
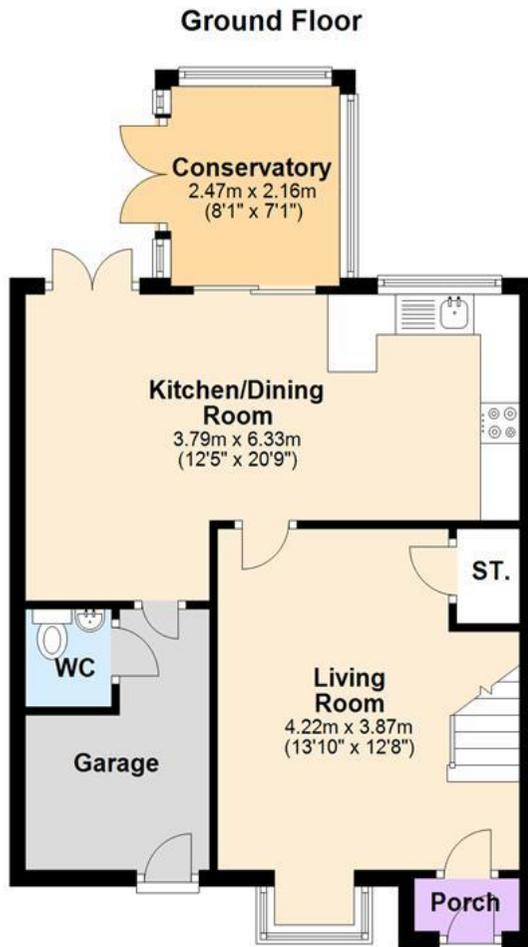
**St.**





# Floor Plan

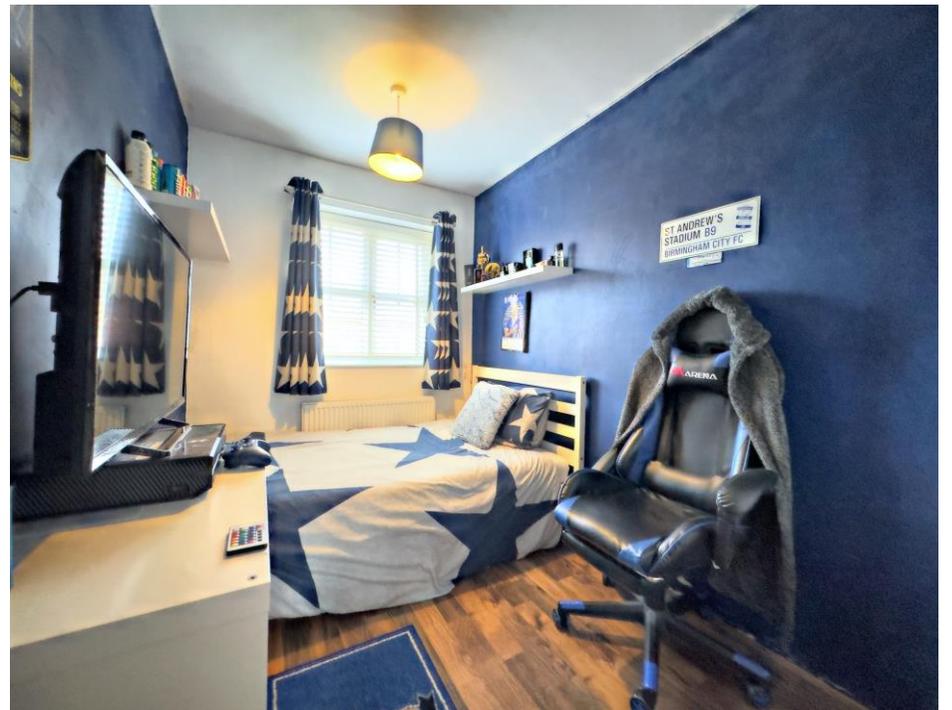
This floor plan is not drawn to scale and is for illustration purposes only

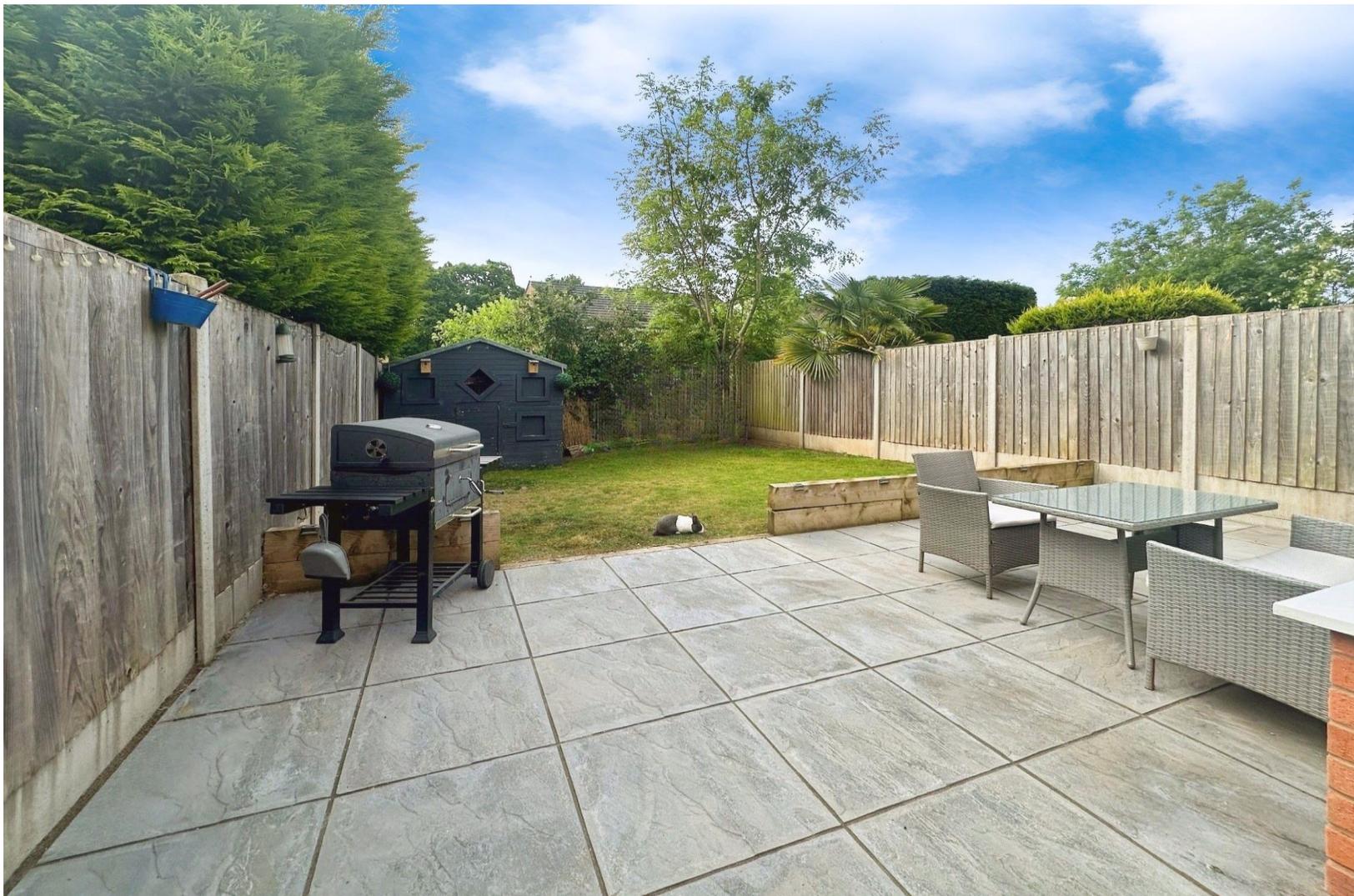


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location





### **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: 19th January 2024