



Brailles Drive,  
Sutton Coldfield, B76 2UW

Offers in the Region Of £240,000



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A charming semi-detached home occupying a sought after residential location within the Royal Borough of Sutton Coldfield.

Internal inspection reveals welcoming reception hall, spacious lounge/dining room with patio doors to the rear garden & a contemporary fitted kitchen to the fore.

Stairs lead from the reception hall to the first floor landing which reveals two spacious double bedrooms & a contemporary bathroom.

Private enclosed south facing garden to the rear of the property with parve patio area.

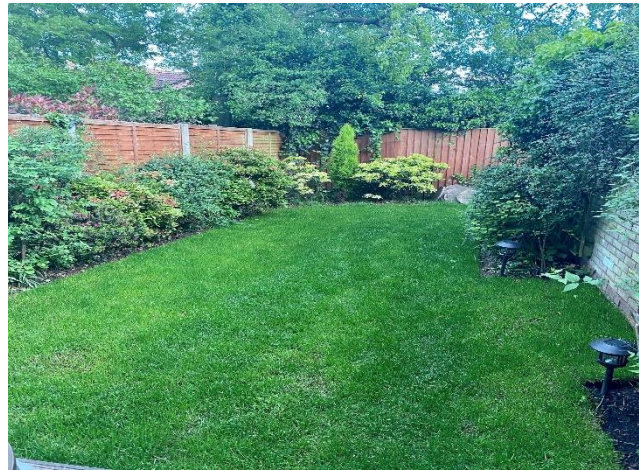
Recessed garage & large driveway provides ample off road parking.

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

Offering an excellent opportunity for a first time purchase or investment buy internal viewing is highly encouraged.







## Property Specification

IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY  
EXCELLENT LOCAL AMENITIES & TRANSPORT LINKS  
DESIRABLE LOCATION  
IMMACULETLY PRESENTED  
PRIVATE SOUTH FACING GARDEN

Reception Hall 3.76m (12'4") x 1.75m (5'9")

Kitchen 2.92m (9'7") x 2.13m (7')

Lounge/Diner 5.14m (16'10") x 3.98m (13'1") max

Bedroom 1 3.98m (13'1") x 3.05m (10')

Bedroom 2 3.96m (13') x 2.88m (9'5")

Bathroom 2.20m (7'3") x 2.16m (7'1")

Landing 2.20m (7'3") x 1.75m (5'9")

Garage

### 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: 20th January 2021

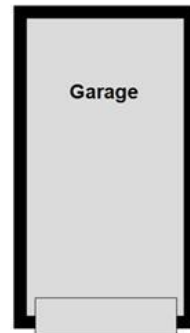
### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: C  
Tenure: Freehold

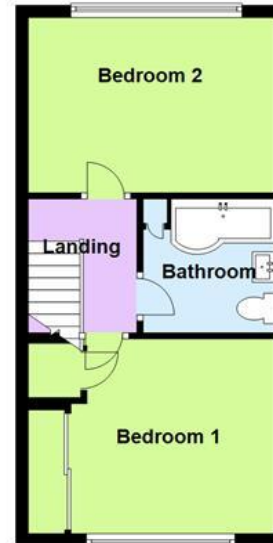
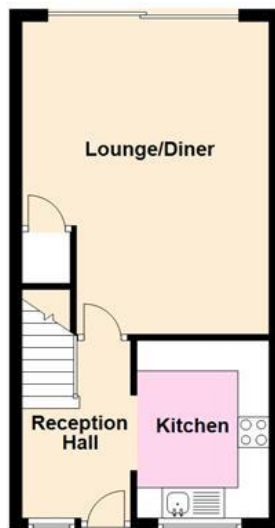
# Floor Plan

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

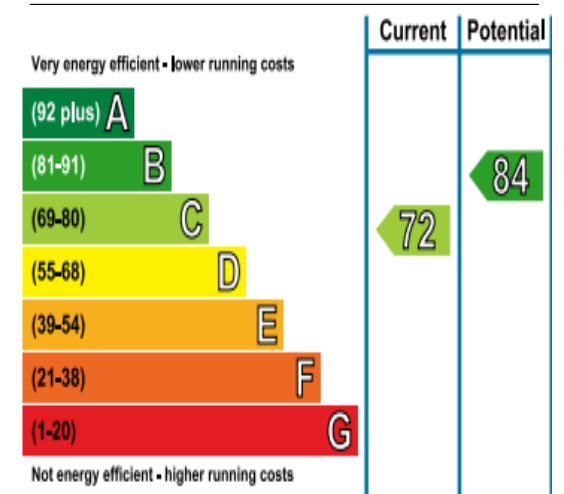
Ground Floor



First Floor



## Energy Efficiency Rating



## Map Location

