



**Mayland Drive.**  
Sutton Coldfield

**£495,000**

**Bedrooms: 4**

**Bathrooms: 1**

**Receptions: 2**

This stylishly renovated property offers a contemporary living space in a quiet cul-de-sac location in a popular area of Sutton Coldfield.

Families choose this location as it provides good primary, grammar, independent and secondary schools. The Streetly Academy located is in walking distance. There are several leisure facilities with the community centre offering many activities for all ages.

Streetly village is a bustling area with restaurants, coffee shops, hairdressers/ beauty salons, ladies boutiques and more. Ideal for commuters with transport links to the city centre, Sutton and neighbouring towns plus the M6/M5 motorways.

The property briefly comprises lounge, fabulous extended kitchen/family room with bi-folding doors leading out to the large patio and garden, w.c, four bedrooms and a family bathroom.

Early viewing is highly recommended. EPC: D Council tax: D. The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor. The Consumer Protection from Unfair Trading Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor. PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.







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