



Manor End, 5a Driffold

Sutton Coldfield, B73 6HE.



Sutton Coldfield
Fine Residential

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A VERY SPACIOUS MODERN BUNGALOW OFFERING ENORMOUS POTENTIAL FOR FURTHER DEVELOPMENT (SUBJECT TO PLANNING) AND OCCUPYING A VERY SOUGHT AFTER MATURE SETTING IN THE HEART OF SUTTON COLDFIELD CLOSE TO THE TOWN CENTRE AND SUTTON PARK.

*Reception Hall, *Six Double Bedrooms, *Three En Suites, *Shower Room/wc
*Lounge, *Dining Room, *Bespoke Stoneham Kitchen/Breakfast with Family Room, *Laundry, *Large Garage, *Private Landscaped Gardens extending to approx. 1/3 Acre, *Domestic Lift to First Floor.

The property occupies an outstanding location in this very popular residential area within walking distance of all amenities including Sutton Coldfield Town Centre, schools for all ages, cross city rail services from Sutton station and Sutton Park.

The very spacious accommodation which offers enormous potential for further development briefly comprises:

Enclosed Porch with door to garage.

Large Reception Hall 17'3" max x 17' with glazed entrance door and panel.
Feature fireplace and built in double cloaks cupboard.

Guest Cloakroom with wc and pedestal wash basin.

Inner Hallway leading to bedroom accommodation.

Linen Cupboard.

Airing Cupboard.

Main Bedroom 13'6" x 13'6" with bay window and French door to the rear gardens.

Walk In Wardrobe.

En Suite Shower Room with wide shower enclosure corner wash basin and wc.
Ceramic wall and floor tiling.

Bedroom Two 14' x 10'4" with built in double wardrobe and window overlooking front garden.





Bedroom Three 11'10" x 11' with built in double wardrobe and window overlooking front garden.

Bathroom/WC. Bath set in tiled surround with shower over, pedestal wash basin and wc. Ceramic wall and floor tiling.

Lounge/Dining Room 29'4" x 15'10" approached through glazed double doors, feature brick fireplace with gas fire and two windows overlooking the rear gardens.

Breakfast/Kitchen 13'4" x 12' with an extensive range of units including inset stainless steel sink, floor cupboards and drawers, worksurfaces, wall units, ceramic wall tiling, Smeg dishwasher, New World cooker, and Hotpoint fridge/freezer.

Garden/Family Room 12' x 11'3" overlooking the rear gardens with French doors to the patio.

Laundry with white glazed sink, work surfaces, Potterton gas fired boiler, Lennox gas warm air unit, Bosch washing machine, Creda dryer and ceramic wall and floor tiling.

Outside.

Double Garage 19' x 16' with light and power and doors to porch and side.

Wide planted foregarden with driveway.

Gated Side Entrances.

Private Mature Gardens with paved patio and borders, steps down to lawn with central border and a variety of mature shrubs, bushes and trees.

Summer House.

Shed.

Council Tax Band: G

Tenure: Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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