



11 Aragon Drive, Sutton
Coldfield, B73 6BQ



MARK BENTLEY
ESTATE AGENT



11 Aragon Drive, Sutton Coldfield, B73 6BQ

A SPACIOUS THREE/FOUR BEDROOM FREEHOLD DETACHED DORMER RESIDENCE SET IN A VERY POPULAR & CONVENIENT LOCATION WITHIN WALKING DISTANCE OF SUTTON COLDFIELD TOWN CENTRE AND BACKING ONTO AND OVERLOOKING SUTTON PARK

The property requires refitting and re-decoration

11 Aragon Drive offers good sized accommodation and a super position with views over and access to Sutton Park.

Aragon Drive is accessed off Tudor Hill which is approached from Park Road by Sutton Town Gate to Sutton Park.

Comprehensive shopping facilities and amenities at Sutton Coldfield Town Centre, Sutton Coldfield Train Station and Wyndley Leisure Centre are all only half a mile away (approx 10 minutes walk).

The gas centrally heated double glazed accommodation comprises:

Wide Foregarden Tarmac driveway providing parking space for 3 cars, lawn and boundary hedging and fencing.

Ground Floor

Enclosed Porch Entrance Glazed entrance door.

Large Reception Hall Doors to Sitting Room/Bedroom 4, Lounge, Kitchen and Cloakroom, radiator, glazed panel overlooking the Dining Room and open tread staircase to the first floor.

Guest Cloakroom Cloaks area, and WC with wash basin and window facing side.

Front Sitting Room/Bedroom 4 Radiator and bow window facing front.



Large Lounge Feature inglenook having stone fireplace with fitted gas fire, side display plinths and windows either side, radiator, wide window overlooking the rear garden and Sutton Park with door to the patio and glazed double doors to the:

Dining Room Radiator and window overlooking the rear garden and Sutton Park.

Breakfast Kitchen Range of fitted base cupboards and drawers and matching wall cupboards, stainless steel sink unit, built in hob, microwave and oven, radiator, window overlooking the rear garden and Sutton Park and half glazed door to:

Utility Room Stainless steel sink unit, plumbing for washing machine, Baxi wall mounted gas fired central heating boiler and half glazed doors and windows to front and rear.

Integral Double Garage Wooden sliding entrance doors and side door.

First Floor

Landing Radiator, hatch to loft area, window facing side and Airing cupboard with hot water cylinder and shelving.

Bedroom 1 Radiator, built in double wardrobe, two built in storage cupboards, bow window facing front and door to:

En-Suite Shower Room Shower base and Safemix shower fitment, wash basin set in vanity unit with cupboard under, WC, radiator and window facing side.

Bedroom 2 Radiator, fitted double wardrobe and dressing table, hatch to loft storage area and window overlooking the rear garden and Sutton Park.

Bedroom 3 Radiator and window overlooking the rear garden and Sutton Park.

Bathroom Panelled bath, pedestal wash basin, WC, radiator and window facing side.

Outside

Gate to side entrance

South West Facing Rear Garden Paved patio, steps downs to the lawn and boundary shrubs. Potential for gate into Sutton Park.



General Information

Tenure: Freehold

Council Tax Band: G

Services: All main's services are connected.

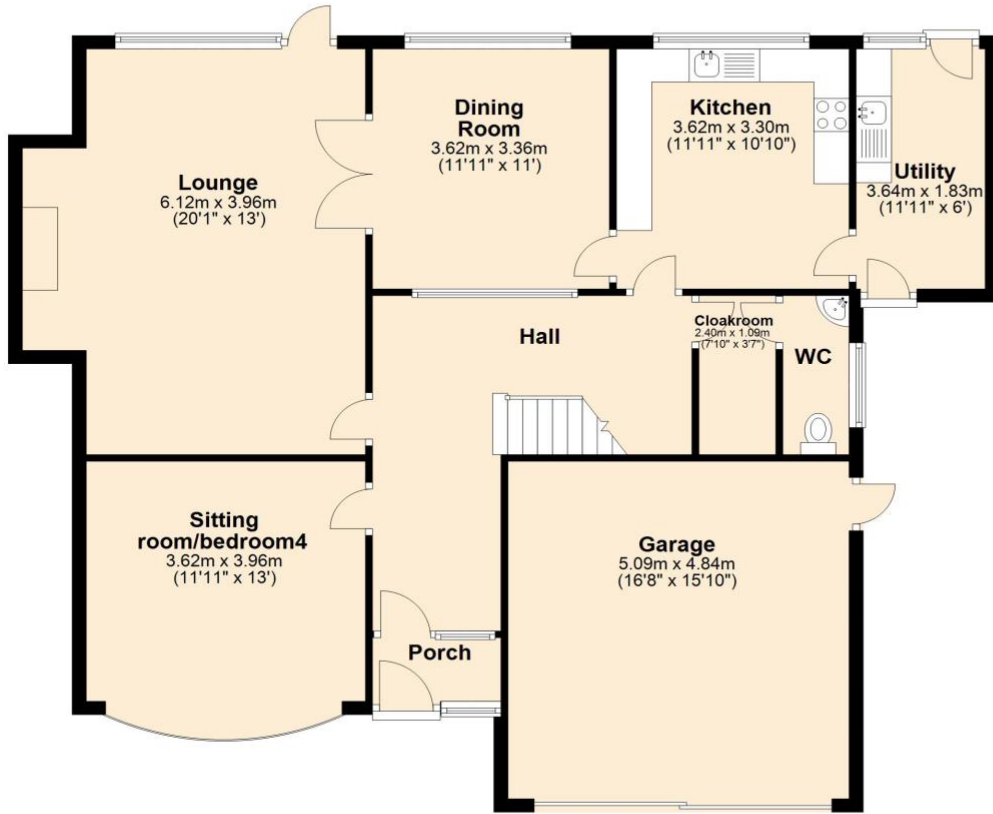
Broadband: Ultra fast broadband available from several suppliers including BT, Virgin etc.

Viewing : For an appointment to view 11 Aragon Drive call 0121 353 6212 or 07768 035 065 or email: mark.bentley@exp.uk.com



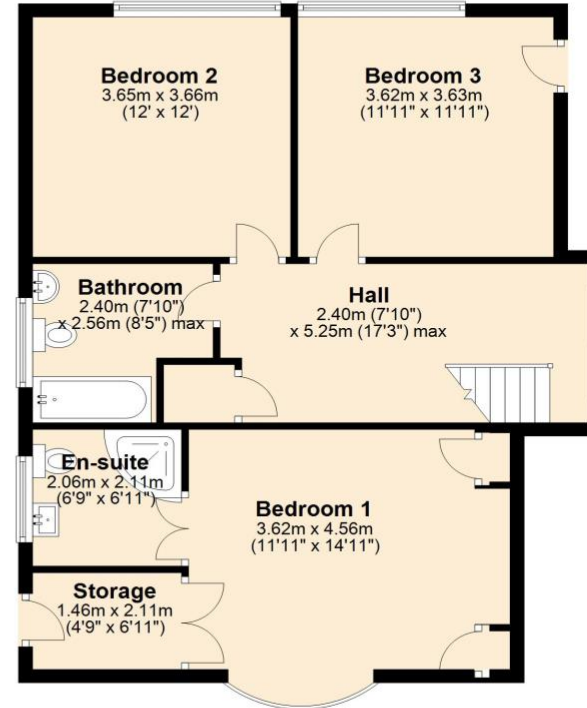
Ground Floor

Approx. 123.7 sq. metres (1331.8 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.8 sq. feet)



Total area: approx. 196.2 sq. metres (2111.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.