



**Brentnall Drive, Sutton Coldfield - B75 5BB**

**In Excess of £600,000**

 **MOORHOUSE**





## Brentnall Drive

### Sutton Coldfield

Upon entering, you are greeted by a welcoming hallway that sets the tone for the accommodation that awaits. The spacious lounge features an impressive inglenook fireplace, ideal for cosy evenings spent with loved ones, with patio doors leading out to the rear garden patio. The dining room provides a lovely space for family meals, while the breakfast kitchen offers a practical layout for culinary enthusiasts and hosting guests. Two double bedrooms and a bathroom with a separate shower cubicle complete the ground floor accommodation.

Ascending to the first floor, the principal bedroom awaits, complete with fitted wardrobes, door to eaves storage space, a shower cubicle, vanity sink unit and WC, ensuring privacy and comfort.







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### Sutton Coldfield

Externally, a block-paved driveway ensures ample space for parking, adding a touch of convenience to your daily routine.

The low-maintenance rear garden provides an oasis of tranquillity. Embrace the serenity of outdoor living as you enjoy al fresco dining or unwind with a good book in this peaceful sanctuary. Whether you envision entertaining guests in the garden or simply relaxing in your own private retreat, the outdoor space of this property is sure to exceed expectations.

In conclusion, this spacious three/four bedroom detached bungalow, located in this peaceful cul-de-sac, offers spacious living, and superb outside space and within a short walk to Mere Green with it's shops, bars and restaurants. Do not miss this opportunity to make this your home.











## FEATURES:

- Three/four bedrooms, two bathrooms
- A short walk from Mere Green with shops, bars and restaurants
- Highly desirable cul-de-sac
- Spacious lounge with inglenook fireplace
- Breakfast kitchen
- Private and low maintenance rear garden
- Block paved driveway
- Viewing recommended

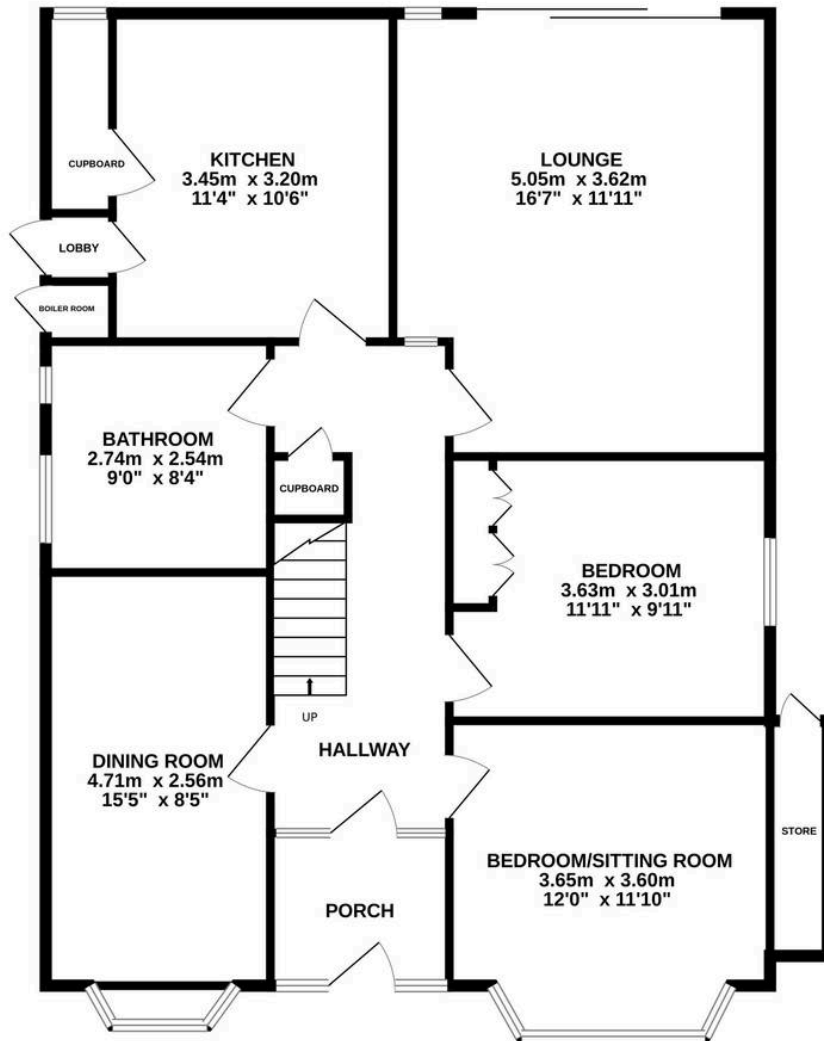
## INTERESTED?

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GROUND FLOOR  
95.3 sq.m. (1025 sq.ft.) approx.



1ST FLOOR  
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 120.4 sq.m. (1296 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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