



Briar Avenue,
Sutton Coldfield, B74 3HX

£435,000

Welcome to Briar Avenue, a two bedroom detached bungalow located on a corner plot situated off Thorney road, a highly desirable area within Streetly. Reputable local schools are nearby, as well as shops, amenities and public transport links.

Internally, the property comprises an entrance porch leading to a welcoming entrance hall, a lounge with double doors leading to the fitted kitchen/breakfast room, a separate dining room, two double bedrooms both having feature bay windows and fitted wardrobes, and a four piece family bathroom suite having a separate bath, shower, hand wash basin and low level WC.

To the front of the property is a driveway providing off road parking and access to the garage. Being situated on a corner plot the property has further potential for additional parking if required. The south facing rear garden has a patio area, mainly laid to lawn with mature shrubbery and fenced borders.

Further benefitting by being sold with no onwards chain, this property should be at the very top of your viewing list.

Internal viewing is highly recommended to appreciate the size, location and condition of this wonderful bungalow.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

Entrance Hall

12' 9" (max) x 9' 2" (max) (3.88m x 2.79m)

Lounge

16' 11" x 11' 11" (5.15m x 3.63m)

Kitchen

11' 11" x 11' 3" (3.63m x 3.43m)

Dining Room

20' 11" x 10' 9" (max) (6.37m x 3.27m)

Bedroom One

13' 4" (into bay) x 11' 11" (4.06m x 3.63m)

Bedroom Two

13' 7" (into bay) x 11' 0" (4.14m x 3.35m)

Bathroom

8' 11" x 7' 8" (2.72m x 2.34m)

Garage

17' 4" x 8' 1" (5.28m x 2.46m)

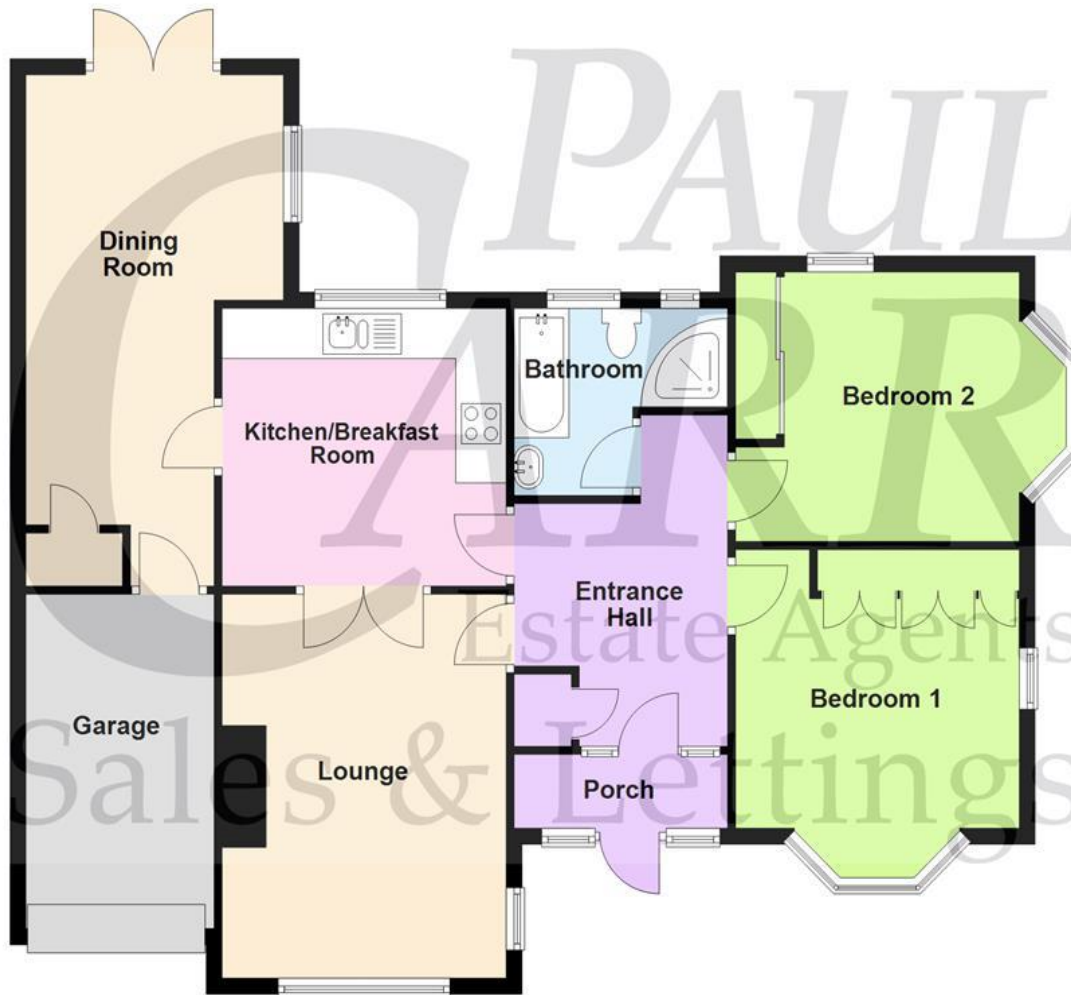




Floor Plan

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

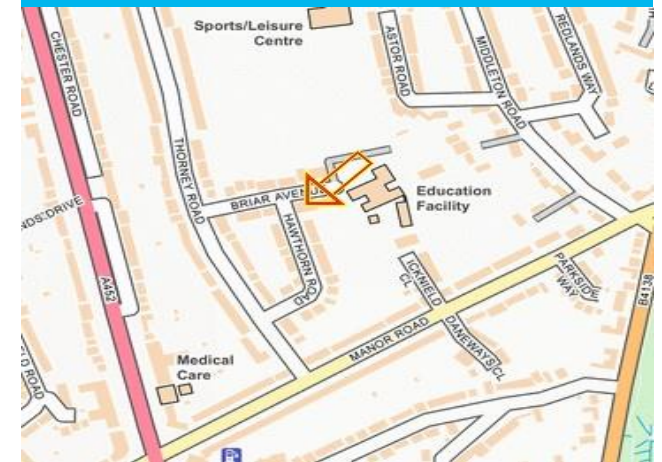
Ground Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 8TH NOVEMBER 2024