



Charlecote Gardens,  
Sutton Coldfield, B73 5LS

Offers in the Region Of £400,000

# Sutton Coldfield

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This superbly located, extended detached bungalow occupies a sought after and convenient situation within close proximity of desirable amenities including local shops and a superior public transport network.

The flexible accommodation on offer is accessed via an enclosed porch which opens into the first reception room with a fitted kitchen off and internal garage access.

An inner hall has further doors leading to two further bedrooms, along with a family bathroom and further reception room/potential bedroom.

The property sits behind a lawned fore-garden and driveway providing off road parking and garage access and has a secure gated side passage to a pleasant rear garden.

- MODERN STYLE DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- NO ONWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE WET ROOM
- FAMILY BATHROOM
- TWO RECEPTION ROOMS-POTENTIAL BEDROOM THREE
- FITTED KITCHEN
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- CLOSE PROXIMITY TO DESIRABLE AMENITIES AND TRANSPORT LINKS





## Property Specification

MODERN STYLE DETACHED BUNGALOW

The property briefly comprises:

Dining Room 4.11m (13'6") x 3.64m (11'11")

Kitchen 4.04m (13'3") x 1.91m (6'3")

Lounge 4.22m (13'10") x 3.61m (11'10")

Bedroom 4.60m (15'1") max x 4.24m (13'11")

Wet Room 1.93m (6'4") x 1.93m (6'4")

Bedroom 3.60m (11'10") x 2.67m (8'9")

Bathroom 2.21m (7'3") x 1.90m (6'3")

Garage 4.44m (14'7") x 2.44m (8'0")

### 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: 26th September 2022

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

