



Britton Drive, Wylde Green
Sutton Coldfield, B72 1EL

Offers in the Region Of £450,000

- **SUPERBLY PRESENTED WELL LOCATED DETACHED PROPERTY**
 - **THREE BEDROOMS**
 - **GENEROUS LIVING ROOM**
 - **CONSERVATORY**
 - **GUEST CLOAKROOM**
- **BATHROOM WITH SEPARATE BATH AND SHOWER CUBICLE**
 - **EXCELLENT CORNER PLOT CUL-DE-SAC LOCATION**

Occupying an enviable corner cul-de-sac location this superbly presented three bed detached property sits within close proximity of many sought after amenities including desirable schools, shops and transport links. The accommodation itself includes a generous L shaped living room with conservatory off, a fitted kitchen guest cloakroom and bathroom with with separate bath and shower cubicle. Outside a driveway offers off road parking and garage access whilst gates offer secure access to the well proportioned mature garden and patio.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water and Drainage .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Hall

Living Room 5.34m (17'6") x 3.35m (11')

Kitchen 3.67m (12') max x 2.42m (7'11")

Conservatory

WC

Landing

Bedroom 1 5.34m (17'6") x 3.25m (10'8") plus
0.24m (0'9") x 0.24m (0'9")

Bedroom 2 3.67m (12'1") x 2.79m (9'2")

Bedroom 3 2.46m (8'1") x 2.46m (8'1")

Bathroom

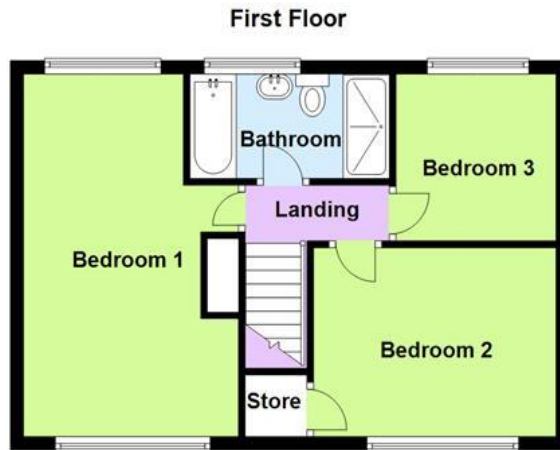
Garage





Floor Plan

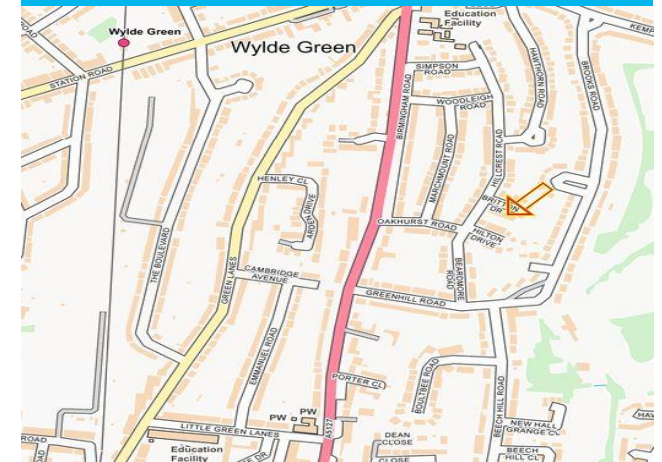
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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: 22nd April 2024