



Britton Drive,  
Sutton Coldfield, B72 1EL

Guide Price £355,000

- **SUPERBLY LOCATED AND MUCH IMPROVED DETACHED PROPERTY**
  - **THREE BEDROOMS**
  - **CONTEMPORARY OPEN PLAN LOUNGE DINING KITCHEN**
    - **GENEROUS FAMILY ROOM**
  - **UTILITY ROOM WITH GUEST CLOAKROOM OFF**
    - **REFITTED MODERN FAMILY BATHROOM**
  - **CONVENIENT CUL-DE-SAC LOCATION**
    - **NO ONWARD CHAIN**

This well presented three bed detached property occupies an enviable cul-de-sac location set within close proximity of many desirable amenities including shops, restaurants, schools and transport links. Offering the advantage of no onward chain the accommodation on offer briefly includes a porch and hall with access through to a generous open plan lounge dining kitchen, utility room with guest cloakroom off and well proportioned family room. To the first floor the three bedrooms are complemented by a modern re-fitted bathroom with separate bath and shower cubicle. Outside a driveway provides off road parking for multiple vehicles whilst a secure side gate leads to the lawned rear garden with brick built store. An early viewing is highly recommended in order to avoid disappointment.

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](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



Porch

Hall

Family Dining Kitchen 8.05m (26'5") x 5.36m (17'7")

Family Room 3.85m (12'8") x 3.53m (11'7")

Utility Room 3.05m (10') x 1.41m (4'7")

WC

Landing

Bedroom 1 5.36m (17'7") x 3.07m (10'1") plus  
0.30m (1') x 0.30m (1')

Bedroom 2 3.61m (11'10") x 2.86m (9'5")

Bedroom 3 2.46m (8'1") x 2.38m (7'10")

Bathroom

Store





# Floor Plan

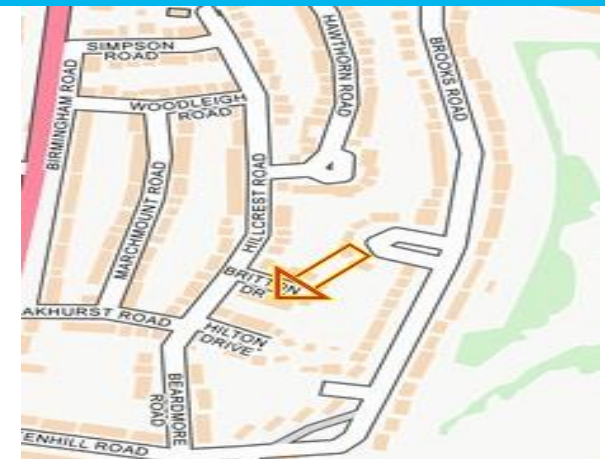
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	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: 6th June 2024