



Hothersall Drive,
Sutton Coldfield, B73 5RW

Auction Guide Price £400,000

- **SUPERBLY PRESENTED EXTENDED DETACHED BUNGALOW**
- **SOUGHT AFTER AND CONVENIENT CUL-DE-SAC CORNER PLOT**
- **CURRENTLY USED AS A ONE DOUBLE BEDROOM WITH DRESSING ROOM**
 - **POTENTIAL FOR RECONFIGURATION INTO 3-4 BEDROOMS**
 - **FABULOUS OPEN PLAN LOUNGE DINING ROOM**
 - **CONTEMPORARY OPEN KITCHEN WITH BREAKFAST BAR**
 - **GENEROUS FAMILY ROOM WITH UTILITY OFF**
 - **MODERN SHOWER ROOM AND EXCELLENT GARDEN ROOM**
- **BEAUTIFUL GARDEN WITH SHED AND MULTI PURPOSE CABIN**

This conveniently located superbly presented extended detached bungalow occupies an enviable corner plot in this sought after cul-de-sac set within close proximity of many desirable amenities and transport links near to Boldmere High Street. The accommodation itself has been modified and whilst capable of being reconfigured back into a three or four bedroom property it is currently used as a one bed with dressing room, garden room, and shower room along with an impressive open plan family dining room with kitchen area and breakfast bar. Outside a driveway provides off road parking for vehicles with gated access to the most attractive landscaped garden and patio which offers the advantage of a multi functional cabin and timber sheds. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and 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



**Open Plan Lounge/Dining Room Kitchen 8.53m (28')
x 2.23m (7'4")**

Utility 1.61m (5'3") x 1.32m (4'4")

Garden Room

Family Room 6.48m (21'3") max x 3.93m (12'11")

Bedroom 1 4.85m (15'11") x 3.43m (11'3")

Dressing Room 4.22m (13'10") x 3.63m (11'11")

Shower Room





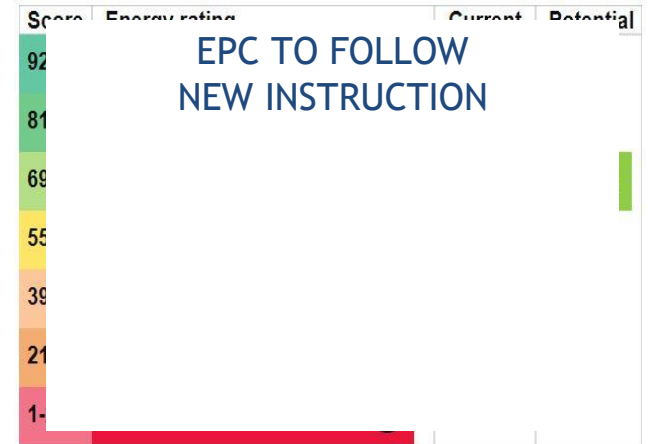
Floor Plan

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

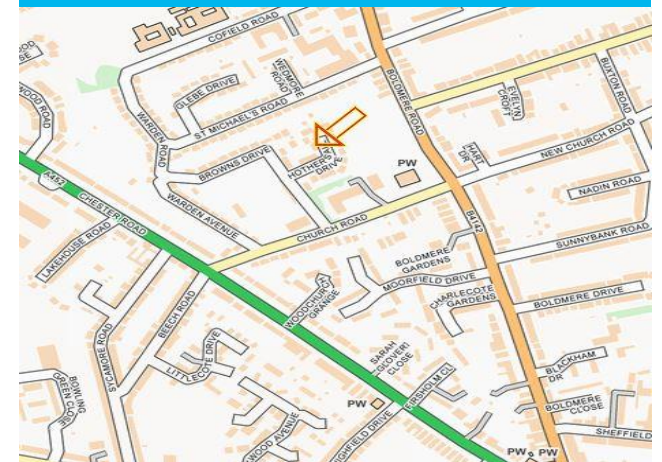
Floor Plan



Energy Performance Rating



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: 3rd July 2024