



Rushbrooke Drive,
Sutton Coldfield, B73 6QS

Auction Guide Price £300,000

Rushbrooke Drive

Auction Guide Price £300,000



This well-presented detached bungalow occupies an enviable and convenient location set within close proximity of many sought after amenities including desirable schools, shops and nearby Sutton Park.

Having the advantage of no onward chain the accommodation on offer is accessed via an enclosed porch and welcoming hall with doors leading off to a modern L shaped lounge dining room, a fitted kitchen, three double bedrooms and shower room.

Outside a driveway offers off road parking for multiple vehicles and garage access whilst a gated side passage leads to the attractive rear garden and patio offering wheelchair access to the rear.





Property Specification

WELL PRESENTED DETACHED BUNGALOW
THREE WELL PROPORTIONED BEDROOMS
NO ONWARD CHAIN
GENEROUS L SHAPED LOUNGE DINING ROOM
MODERN STYLE FITTED KITCHEN

Porch

Hall

Lounge 5.27m (17'3") x 3.48m (11'5")

Dining Area 3.03m (9'11") x 2.80m (9'2")

Kitchen 4.47m (14'8") x 3.24m (10'8")

Bedroom 1 4.01m (13'2") x 3.56m (11'8")

Bedroom 2 3.91m (12'10") x 2.62m (8'7")

Bedroom 3 3.11m (10'2") x 2.89m (9'6")

Shower Room

WC

Garage

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: 27th February 2024

Viewer's Note:

Services connected:
Council tax band: E
Tenure: Freehold
Other Charges:

Floor Plan

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

Floor Plan



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

