



Lapworth Drive, Sutton Coldfield
West Midlands, B73 6QG

£445,000

Sutton Coldfield

£445,000

4  2  3 

This well extended superbly located four bed detached property occupies an enviable corner plot set within close proximity of a sought after primary school close to popular shops and transport links. Offering the advantage of no onward chain the accommodation on offer includes a generous lounge, separate dining room, family room, kitchen extension and ground floor shower. To the first floor the four bedrooms are complimented by a family shower room. Outside a generous driveway provides off road parking for multiple vehicles along with access to the oversized garage. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





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: 18th December 2024

Property Specification

WELL EXTENDED SUPERBLY LOCATED DETACHED
PROPERTY
FOUR BEDROOMS
GROUND FLOOR SHOWER ROOM AND FIRST FLOOR
BATHROOM
GENEROUS LOUNGE SEPARATE DINING ROOM AND FAMILY

Porch

Hall

Lounge 7.33m (24') x 3.58m (11'9")

Dining Room 3.02m (9'11") x 2.92m (9'7")

Family Room 5.28m (17'4") x 2.26m (7'5")

Kitchen 4.67m (15'4") x 2.26m (7'5")

Shower Room

Landing

Bedroom 1 4.23m (13'10") max x 3.58m (11'9")

Bedroom 2 3.00m (9'10") x 2.39m (7'10")

Bedroom 3 4.23m (13'10") x 2.09m (6'10")

Bathroom

Bedroom 4 3.00m (9'10") x 2.09m (6'10")

Viewer's Note:

Services connected:
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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

