



Hothersall Drive,  
Sutton Coldfield, B73 5RW

**£380,000**

# Sutton Coldfield

£380,000



This superbly presented much improved detached bungalow occupies a most convenient and coveted cul-de-sac location set within close proximity of Boldmere high street and its sought after amenities including desirable schooling, shops, restaurants and transport links.

Offering superior accommodation with great flexibility and potential for reconfiguration it must be viewed at the earliest convenience.

The accommodation is accessed via a generous porch and currently comprises two generous reception rooms (offering excellent potential for alternative use) a contemporary family bathroom, two bedrooms, the master having an en-suite shower room, and a side store with front access and internal access.

MUCH IMPROVED WELL-PRESENTED DETACHED BUNGALOW

TWO GENEROUS RECEPTION ROOMS

CONTEMPORARY FITTED KITCHEN

TWO BEDROOMS WITH EXCELLENT POTENTIAL FOR MORE

EN-SUITE SHOWER ROOM

FAMILY BATHROOM

COVETED AND CONVENIENT CUL-DE-SAC LOCATION

MOST ATTRACTIVE MATURE REAR GARDEN

OFF ROAD PARKING FOR VEHICLES





## Property Specification

MUCH IMPROVED WELL PRESENTED DETACHED BUNGALOW

The property briefly comprises:

### Porch

Lounge/Dining Room 5.59m (18'4") x 4.32m (14'2") max

Kitchen 3.91m (12'10") x 3.76m (12'4")

Sitting Room 6.68m (21'11") x 2.00m (6'7")

Bedroom 3.86m (12'8") x 3.48m (11'5")

Bedroom 5.13m (16'10") x 2.39m (7'10")

En-suite Shower Room 5' 2" x 4' 6" (1.57m x 1.37m)

Bathroom 8' 9" x 6' 2" (2.66m x 1.88m)

### 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: 7th September 2020

### Viewer's Note:

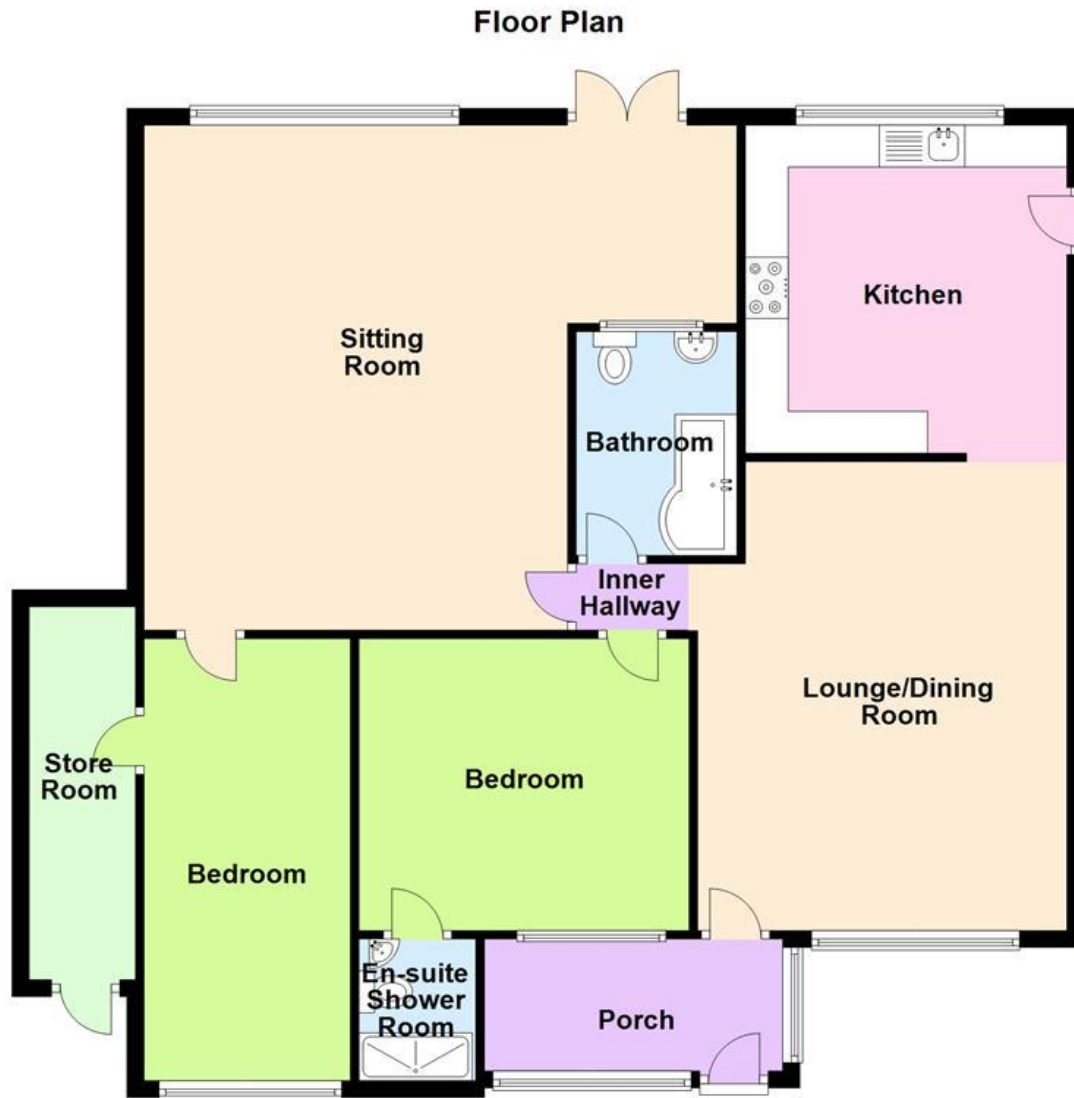
Services connected: Mains electricity, gas, water & drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

