



Milcote Drive,  
Sutton Coldfield, B73 6QJ

Offers in Excess of £375,000



Offers in Excess of £375,000



This superbly located modern style link-detached property occupies an enviable cul-de-sac location set within close proximity of many sought after amenities including a desirable primary school, shops and nearby Sutton Park.

The accommodation itself is accessed via an enclosed porch which leads to a hall with guest cloakroom off a through lounge dining room, kitchen and utility room. To the first floor there are four bedrooms and a family bathroom.

Outside a block paved driveway provides garage access and off-road parking for vehicles whilst a there is also a rear garden with patio and lawn.

SUPERBLY LOCATED MODERN STYLE LINK-DETACHED HOME

FOUR BEDROOMS

LIGHT AND AIRY LIVING ROOM

GUEST CLOAKROOM

UTILITY ROOM

CLOSE PROXIMITY TO DESIRABLE PRIMARY SCHOOL

GENEROUS BLOCK PAVED DRIVEWAY AND GARAGE

EXCELLENT LOCAL SHOPS AND AMENITIES

NEAR TO SUTTON PARK

EARLY VIEWING ESSENTIAL







## Property Specification

SUPERBLY LOCATED MODERN STYLE LINK-DETACHED HOME  
FOUR BEDROOMS

Porch

Hall

Living Room 7.29m (23'11") x 3.61m (11'10")

Kitchen 3.05m (10') x 3.00m (9'10")

Utility 2.81m (9'3") x 2.31m (7'7")

Garage

Bedroom 1 3.61m (11'10") x 2.00m (6'7")

Bedroom 2 4.21m (13'10") x 2.08m (6'10")

Bedroom 3 3.02m (9'11") x 2.37m (7'9")

Bedroom 4 13' 10" x 6' 10" (4.21m x 2.08m)

Bathroom

### 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: 5th July 2023

### 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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

