



Shelley Drive,  
Sutton Coldfield, B74 4YD

**£350,000**

Superbly located next to excellent transport links this delightful three-bedroom home provides comfort of a well-proportioned home and sold with the benefit of NO UPWARD CHAIN.

Suited for all types of living, the home boasts a spacious driveway to the front along with a garage, while to the rear lies a generous private garden that provides plenty of room for relaxation and outdoor activities.

Inside, a large and welcoming living room creates the heart of the home, complemented by a well-fitted kitchen designed with practicality in mind finished with a conservatory leading out to the garden.

Upstairs, three good-sized bedrooms offer flexible accommodation and is completed by a bathroom with both bathtub and shower.

The train station is only a few minutes walk, meaning you can be in central Birmingham in a little over 35 minutes at rush hour from your front door.

The property also benefits from a local pub, hairdresser and convenience store along with excellent links to all the areas motorways.







**Living Room 6.48m (21'3") x 3.14m (10'4") max**

**Conservatory**

**Kitchen 3.14m (10'4") x 2.20m (7'3")**

**Garage**

**Bedroom 2.97m (9'9") x 2.00m (6'7") plus 0.10m (0'4") x 0.10m (0'4")**

**Bedroom 2.97m (9'9") x 2.06m (6'9") plus 0.10m (0'4") x 0.10m (0'4")**

**Bedroom 3.17m (10'5") x 3.05m (10') plus 0.08m (0'3") x 0.08m (0'3")**

**Bathroom**

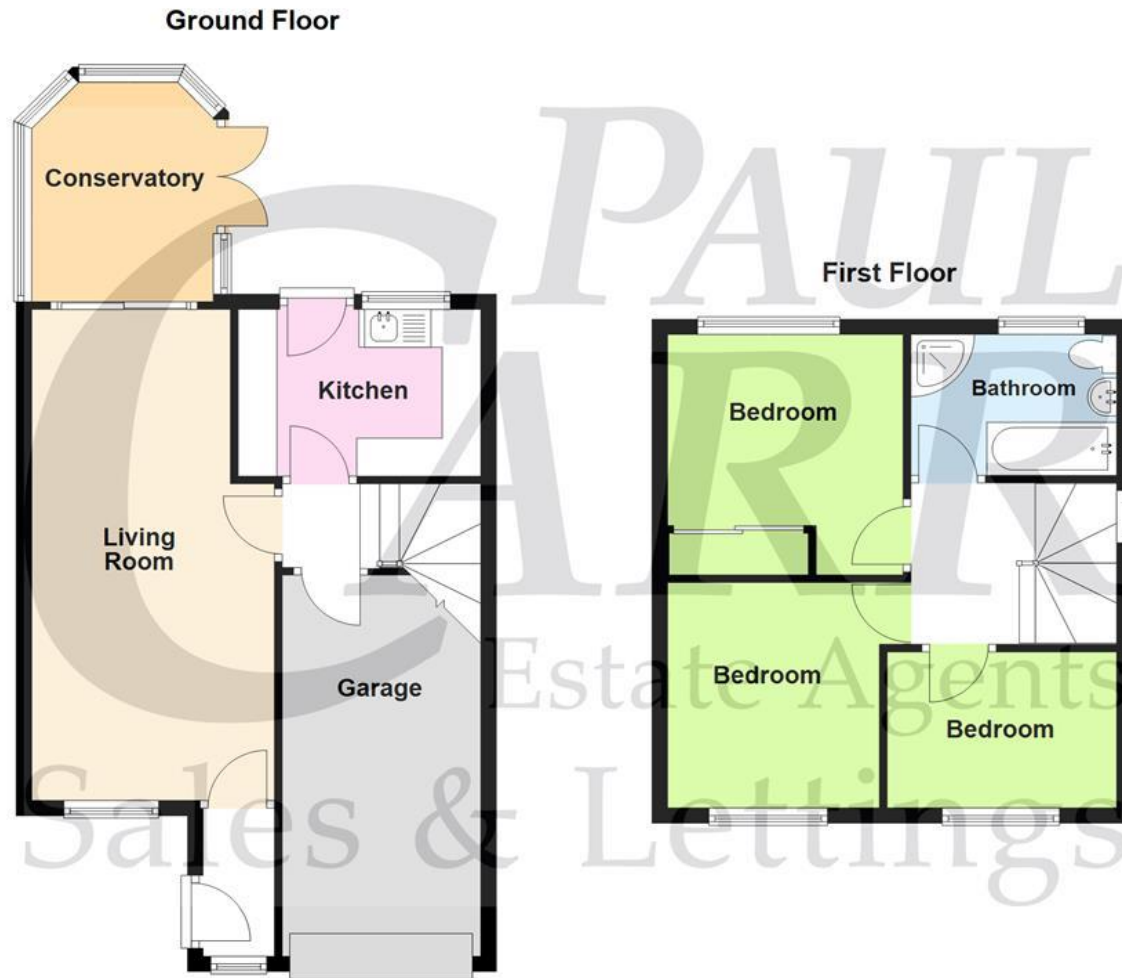






## Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating

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

## 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.  
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