



Wilson Drive,  
Sutton Coldfield, B75 7PW

Guide Price £220,000

# Sutton Coldfield

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An end terraced family home with no upward chain offering excellent potential and situated in a popular residential location in Sutton Coldfield.

Internal inspection to the ground floor reveals a reception hall, spacious living room with feature fireplace and doors leading out to the rear garden and a modern kitchen/dining room.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a shower room.

Outside to the rear of the property there is a garden with lawn and patio area and to the fore there is a driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this home has to offer.





## Property Specification

NO UPWARD CHAIN  
GREAT POTENTIAL  
LARGE REAR GARDEN  
SHOWER ROOM  
ENTRANCE HALL

Living Room 5.79m (19') x 3.61m (11'10") max

Kitchen/Dining Room 5.79m (19') x 2.00m (6'7")

Bedroom 1 3.78m (12'5") x 2.39m (7'10")

Bedroom 2 3.87m (12'8") x 3.43m (11'3") max

Bedroom 3 2.69m (8'10") x 2.44m (8')

Shower Room 2.01m (6'7") x 2.00m (6'7")

### 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: 6th May 2023

### Viewer's Note:

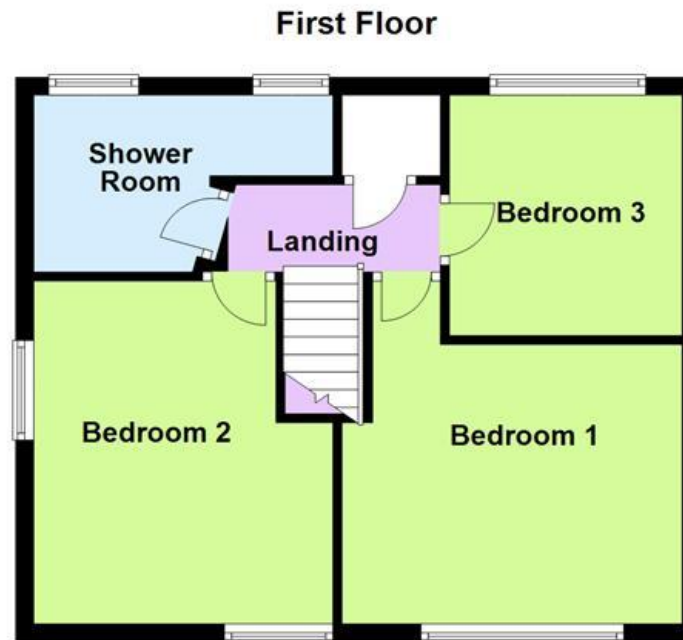
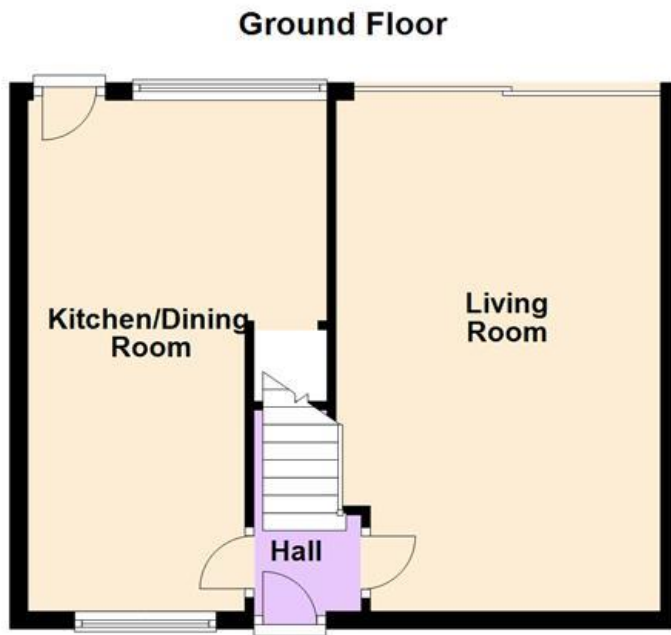
Services connected: Mains electricity, gas, water & drainage

Council tax band: B

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

