



Hermitage Drive,
Sutton Coldfield, B76 2XE

Offers in Excess of £475,000

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Welcome to this stunning 4/5 bedroom detached property nestled in a peaceful neighbourhood, overlooking a gorgeous scene of nature with a perfectly placed pond to the rear.

This spacious home offers a perfect blend of comfort and elegance, featuring four generously sized bedrooms, ideal for families or those seeking ample space for guests or a home office.

The ground floor boasts a bright and airy living room, perfect for relaxation or entertaining guests, while the modern kitchen is equipped with high-end appliances and ample storage space.

To the rear of the property is a generous private garden, perfect for summer barbecues or peaceful evenings under the stars - part patio for al fresco dining and part laid to lawn. With a detached layout, residents can enjoy enhanced privacy and tranquillity.

Conveniently located near excellent, sought after, primary and secondary schools, parks, and amenities, this home offers the perfect combination of convenience and luxury for modern living.

The property overlooks the beautiful Stephens Pond, a serene and tranquil natural space that makes for a wonderful outlook.

BOOK YOUR VIEWING TODAY!





Property Specification

**THIS STUNNING
FOUR/FIVE BEDROOM PROPERTY
BRIEFLY COMPRISES;**

Hall

Living Room 4.17m (13'8") x 3.60m (11'10")

Kitchen/Dining Room 7.70m (25'3") x 3.65m (12')

Utility 3.57m (11'9") x 1.01m (3'4") WC

Garage/Storage

Office 3.15m (10'4") x 2.47m (8'1")

Landing

Bedroom 1 4.89m (16'1") x 3.68m (12'1")

En-suite

Bedroom 2 3.36m (11') x 2.47m (8'1")

Bedroom 3 3.05m (10') x 2.47m (8'1") max

Bathroom

Bedroom 4 2.89m (9'6") x 2.42m (7'11")

Agent's Note:

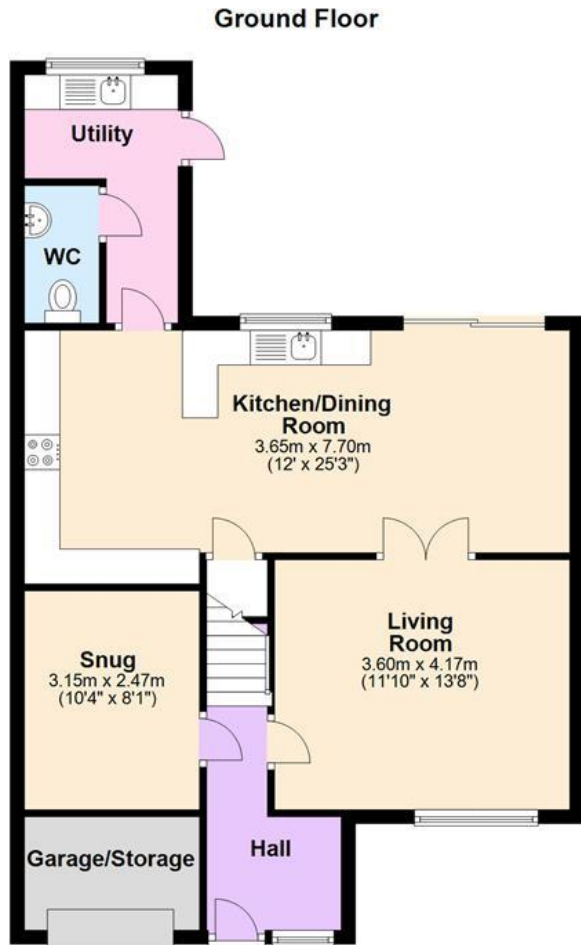
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Came on the market:

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band:
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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

