



Jerrard Drive,
Sutton Coldfield, B75 7TD

Offers in Excess of £300,000

Sutton Coldfield

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Paul Carr Estate Agents are thrilled to bring to the market this two-bedroom extended bungalow located on the popular Jerrard Drive.

The property is situated within close distance of Sutton Coldfield town centre, local shops, amenities, and schooling for all age groups.

Approached via a driveway for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by an inviting hallway, giving you access to two double bedrooms, both with bow windows looking out to the front aspect. The spacious lounge is a good size room with a fireplace and sliding patio doors leading out to the garden. The kitchen offers an array of wall and base units, plenty of countertop space and fitted appliances. The home also has an extended dining room offering more internal living space.

Externally, the home has a good sized private rear garden with a paved patio, lawned area, fencing and shrubs to the perimeter. Completing this home is a good-sized recessed garage with an electric door.

Viewing this home is highly recommended.





Property Specification

TWO BEDROOM BUNGALOW
SEMI DETACHED
EXTENDED LIVING AND DINING ROOM
NO ONWARD CHAIN
FREEHOLD ON COMPLETION



Lounge 5.00m (16'5") x 5.00m (16'5") max

Kitchen 3.00m (9'10") x 2.60m (8'6")

Dining Room 3.20m (10'6") x 3.10m (10'2")

Bedroom 1 4.10m (13'5") x 3.50m (11'6")

Bedroom 2 3.20m (10'6") x 2.60m (8'6")

Shower Room 2.60m (8'6") x 1.90m (6'3")

Garage 4.87m (16') x 3.10m (10'2")

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: 13th June 2024

Viewer's Note:

Services connected: water, gas, electric and drainage

Council tax band: D

Tenure: Leasehold - Freehold on completion

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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

