



Richmond Drive,
Sutton Coldfield, B75 7NU

£345,000

Sutton Coldfield

£345,000

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A well-presented modern end terraced home situated in a highly sought after location in Sutton Coldfield.

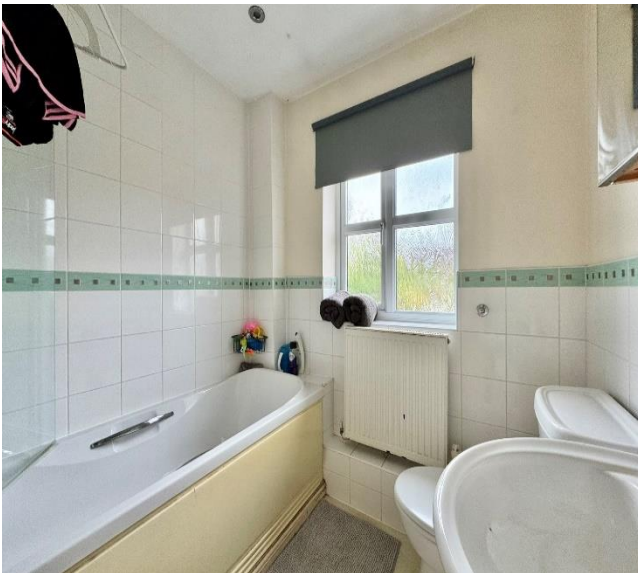
Internal inspection to the ground floor reveals a welcoming reception hall, useful ground floor W.C, spacious living room with feature fireplace and a kitchen/dining room with patio doors leading out to the rear garden.

Stairs lead from the living room to the first floor landing where there are three good sized bedrooms and a family bathroom. Bedroom one has the added benefit of an en-suite shower room.

To the rear of the property there is a garden with lawn, decking and patio areas and to the fore there is a garage and driveway providing off road parking.

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





Property Specification

MODERN END TERRACE PROPERTY
SPACIOUS LIVING ROOM
KITCHEN/DINING ROOM
USEFUL DOWNSTAIRS W.C
THREE GOOD SIZED BEDROOMS

Lounge 5.10m (16'9") x 5.00m (16'5")

Kitchen/Diner 5.00m (16'5") x 3.10m (10'2")

WC 2.10m (6'11") x 1.00m (3'3")

Bedroom 1 3.40m (11'2") x 3.00m (9'10")

En-suite 3.00m (9'10") x 1.30m (4'3")

Bedroom 2 4.00m (13'1") x 3.00m (9'10")

Bedroom 3 3.00m (9'10") x 2.20m (7'3")

Bathroom 2.20m (7'3") x 2.00m (6'7")

Garage

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: 14th August 2024

Viewer's Note:

Services connected: Electricity, gas, water & drainage

Council tax band: C

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		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

