



Haunchwood Drive,  
Sutton Coldfield, B76 1JR

Offers in Excess of £250,000

# Sutton Coldfield

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Introducing a beautifully presented three bedroom terrace property in Walmley, boasting newly fitted double glazing, a refitted kitchen diner, spacious lounge, and a luxury bathroom.

This terraced family home is in excellent condition throughout, perfect for first time buyers and investors looking for their next property venture.

Located in a prime location with excellent school catchments and transport links, this property offers two double bedrooms, one single bedroom and a family bathroom.

Ample on street parking is available for your convenience, and a private garden provides the perfect outdoor space to enjoy.

Don't miss out on this incredible opportunity to own a stunning property in Walmley.

Schedule a viewing today and discover the endless possibilities that await you in this desirable neighbourhood.





## Property Specification

FRONT AND REAR GARDENS  
SOLD WITH NO ONWARD CHAIN  
SPACIOUS LOUNGE  
MODERN FINISH  
FITTED KITCHEN BREAKFAST ROOM

Lounge 11' 6" x 10' 7" (3.50m x 3.23m)

Kitchen/Diner 15' 10" x 10' 6" (4.82m x 3.19m)

Bedroom One 11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Two 17' 4" x 6' 8" (5.28m x 2.02m)

Bedroom Three 8' 11" x 6' 8" (2.71m x 2.02m)

Bathroom

### 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: 18th September 2024

### Viewer's Note:

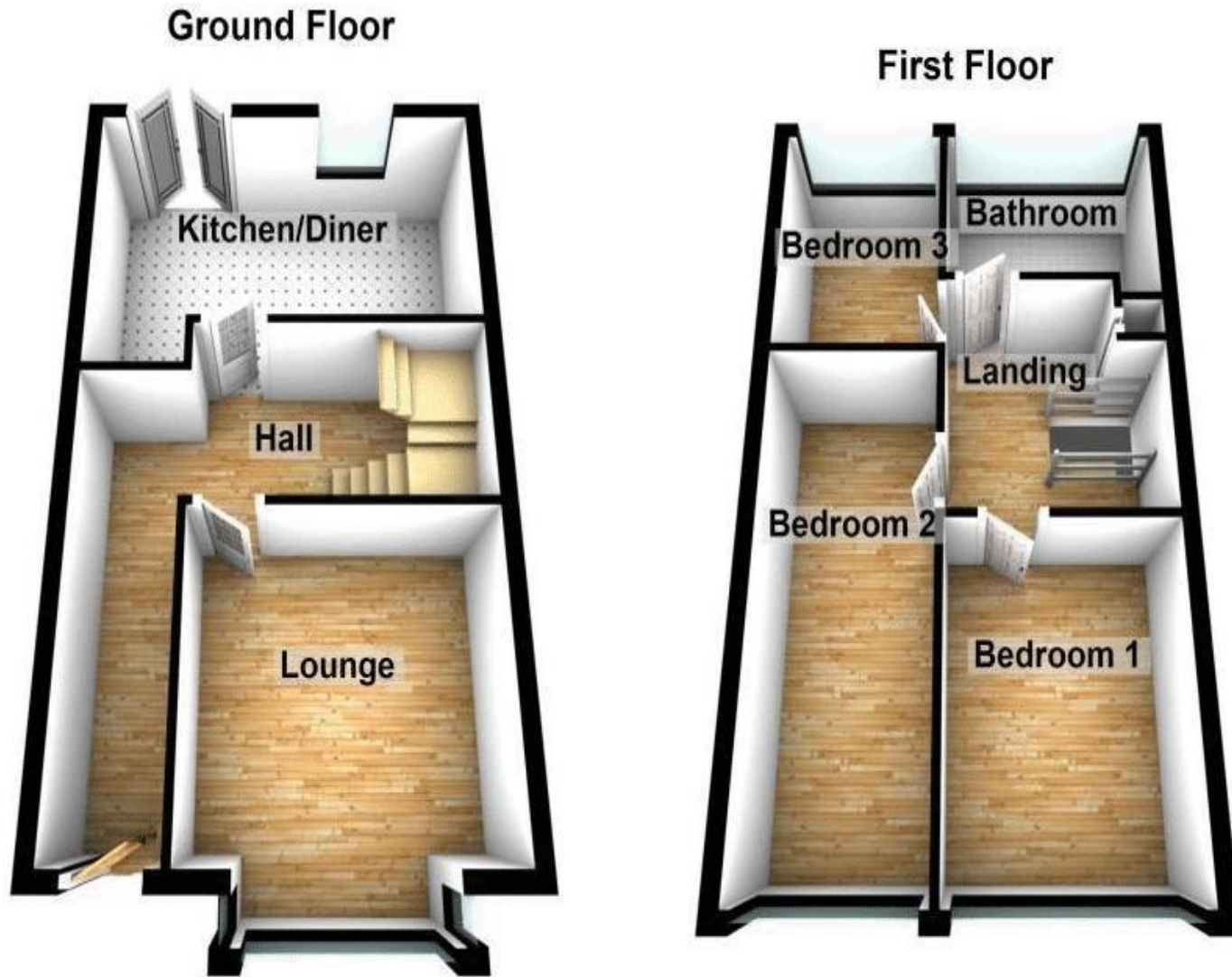
Services connected: Electricity, gas, water & drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

