



Hermitage Drive,  
Sutton Coldfield, B76 2XE

Auction Guide Price £330,000



# Sutton Coldfield

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An extended semi-detached property located in a highly sought after location in Sutton Coldfield.

Internal inspection to the ground floor reveals a porch, spacious open plan lounge/dining room and a fitted kitchen with plenty of wall and base units and countertop space.

Stairs lead from the living room to the first floor landing where there are two sizeable double bedrooms and a master bedroom with ample wardrobe space and a dressing area. The family bathroom completes the first floor accommodation.

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

Located near good schools, transport links including the M42 and Toll Road, and great shopping opportunities, this property is perfect for families looking for convenience and comfort. Don't miss out on the opportunity to view this excellent property with no upward chain.

This Property is Being sold by Paul Carr Auction. Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,200 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team.







## Property Specification

FRONT AND REAR GARDENS  
THOUGHTFULLY EXTENDED  
GARAGE  
DRIVEWAY PARKING  
Being Sold by Paul Carr Auction BUY IT NOW Option  
Available - Reservation Fee Applies

Lounge 4.40m (14'5") x 4.00m (13'1")

Dining Room 4.00m (13'1") x 2.90m (9'6")

Kitchen 4.30m (14'1") x 2.80m (9'2")

Bathroom

Bedroom 1 5.56m (18'3") x 4.57m (15')

Bedroom 2 4.30m (14'1") x 3.80m (12'6")

Bedroom 3 3.90m (12'10") x 3.50m (11'6")

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: 30th September 2024

### Viewer's Note:

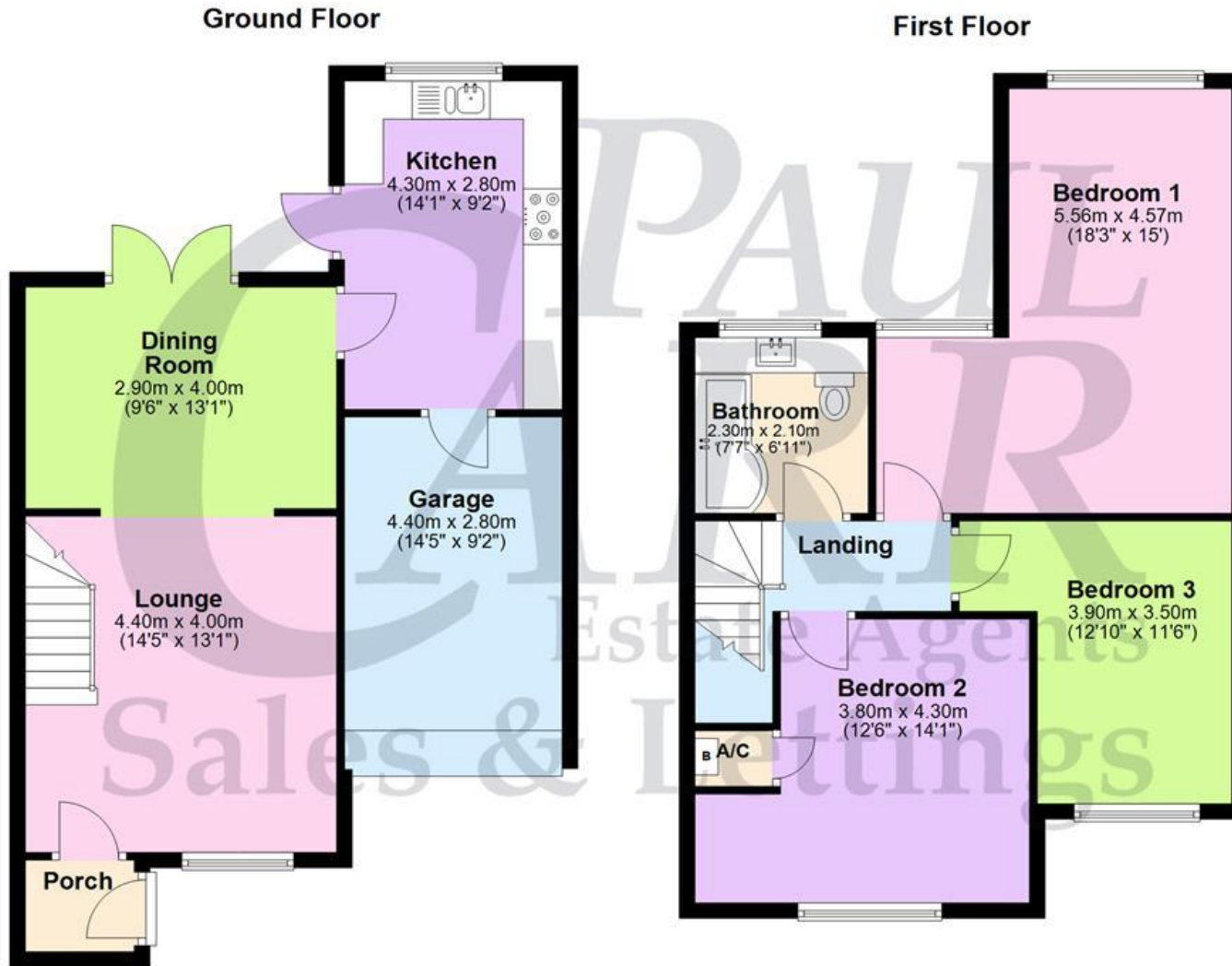
Services connected: Electricity, gas, water & drainage

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

