



Bracken Drive,
Sutton Coldfield, B75 7RF

Offers in the Region Of £294,000

Sutton Coldfield

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Presenting to market this fabulous end-terrace family home situated in Sutton Coldfield. Boasting three bedrooms, a utility room, stylish interior, garage and summerhouse, this property makes an ideal first-time buyer or downsizer purchase.

Approached by a sweeping driveway for off-street parking, the property's elevated position occupies a corner plot location giving a larger-than average setting for this family home. From front elevation, there is useful side access, entry into the garage, as well as the front door.

Stepping inside the interior of the property, there is a welcoming reception hall and vestibule that benefits from tasteful integrated storage - perfect for stowing away utility items, shoes, coats, and other items to keep things looking fresh and sleek on entry. Immediately to the right, is a wonderfully spacious, dual aspect lounge spanning in excess of 17'. Flooded with natural light and characterised by a feature fireplace, the present owners have ingeniously used the chimney for a media and storage setup, which is both stylish and functional. Winding through, there's a glorious, fitted kitchen breakfast room which immediately feels homely and cosy. An array of matching wall and floor storage units, fitted dishwasher, integral fridge/freezer, double oven, gas hob, and bountiful work surface space, make this space the true heart of the home. Understairs storage is also located here in the form of a useful cupboard - further keeping clutter out of sight. Located off the kitchen is a laundry area with access to the private rear garden.

Upstairs comprises three bedrooms, the master of which benefits from fitted wardrobes to keep floor space clear for other items of furniture or a super king size bed if you want to treat yourself! Each are serviced by the contemporary family bathroom with shower over bath, heated towel holder, sink and basin units. There is a further separate toilet suite situated off the landing.

Where this property truly shines is in its outside space on offer. The corner plot positioning offers a sweeping rear garden to cater to many different lifestyles all year round. A particular benefit is the summerhouse included in the sale which, currently set up as a home gym, has many further uses such as an outside office or simply a spot to wind down with a glass of wine on a summer evening. The garage is another particularly useful feature, and a rare find for a property of its class.

Brimming with features and style, this is a must-see family home that packs assets not seen on other properties of its calibre. In catchment for many good local schools and with travel links to Sutton Coldfield Town Centre, Walmley Village, Birmingham City Centre, and further beyond via the motorway, the property is perfectly located to suit a variety of needs.





Property Specification

END TERRACE FAMILY HOME
REFURBISHED THROUGHOUT
STUNNING KITCHEN BREAKFAST ROOM
TASTEFUL DUAL ASPECT LIVING ROOM
LAUNDRY ROOM

Kitchen 12' 0" x 11' 5" (3.67m x 3.48m)

Vestibule 7' 9" x 6' 0" (2.36m x 1.84m)

Living Room 18' 5" x 11' 11" (5.62m x 3.63m)

Laundry Room 11' 3" x 6' 0" (3.43m x 1.82m)

Bedroom One 12' 5" x 12' 0" (3.79m x 3.66m)

Bedroom Two 12' 6" x 11' 0" (3.82m x 3.36m)

Bedroom Three 8' 10" x 7' 9" (2.70m x 2.36m)

Bathroom 5' 10" x 4' 9" (1.77m x 1.46m)

W.C 6' 0" x 2' 7" (1.82m x 0.78m)

Garage 21' 3" x 10' 1" (6.48m x 3.08m)

Summerhouse



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: 23rd January 2025

Viewer's Note:

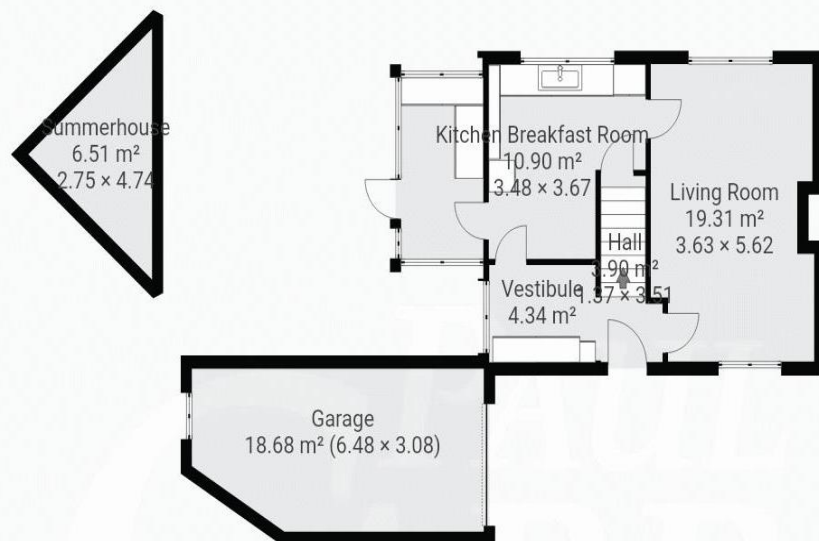
Services connected: Electric, gas, water & drainage

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

