

FOR SALE



Dickinson Drive, Sutton Coldfield, B76 1FP

4 Bedrooms, 1 Bathroom, DETACHED PROPERTY

£440,000

MARTIN & CO



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4 Bedrooms, 1 Bathroom

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- FAMILY DETACHED PROPERTY
- FOUR BEDROOMS
- FITTED BREAKFAST KITCHEN
- LOUNGE
- DINING ROOM

This beautifully presented four bedroom detached family home is located on the Newhall Estate Sutton Coldfield with excellent transport links, well regarded schools, shops, parks and restaurants all nearby.

The ground floor features a welcoming hallway with guest W.C. a door that leads to the good sized lounge with feature fireplace, a separate dining room perfect for entertaining, a modern breakfast kitchen with built in appliances.

On the first floor are four well proportioned bedrooms accompanied by a great sized family bathroom with separate shower, bath, W.C. and wash basin.

The outside provides a nice sized rear garden with slabbed patio ideal for garden furniture.

Early viewing is highly recommended to fully appreciate the space, presentation and excellent location this superb home has to offer.





HALLWAY

GUEST W.C.

LOUNGE 16' 2" x 11' 11" (4.93m x 3.63m)

DINING ROOM 15' 5" x 7' 5" (4.7m x 2.26m)

FITTED BREAKFAST KITCHEN 23' 7" x 7' 4" (7.19m x 2.24m)

LANDING

BEDROOM ONE 11' 11" x 8' 7" (3.63m x 2.62m)

BEDROOM TWO 9' 2" x 8' 10" (2.79m x 2.69m)

BEDROOM THREE 14' 6" x 7' 4" (4.42m x 2.24m)

BEDROOM FOUR 6' 6" x 6' 5" (1.98m x 1.96m)

BATHROOM 14' 6" x 6' 1" (4.42m x 1.85m)

REAR GARDEN

OFF ROAD PARKING

GENERAL INFORMATION COUNCIL TAX BAND - D

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

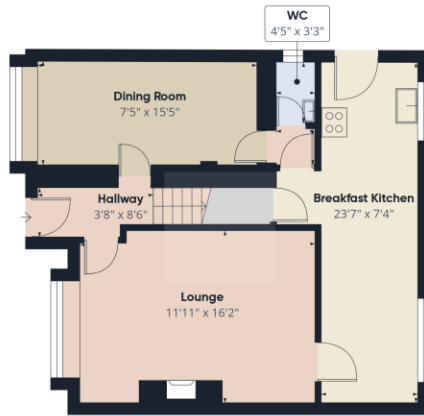
Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area[®]
1076 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.