

HUNTERS[®]

HERE TO GET *you* THERE



Richmond Drive

Sutton Coldfield, B75 7NU

Offers In Excess Of £325,000



Council Tax: D



8 Richmond Drive

Sutton Coldfield, B75 7NU

Offers In Excess Of £325,000



GARAGE

17'2 x 7'11 (5.23m x 2.41m)

UTILITY

7'9 x 6'1 (2.36m x 1.85m)

STUDY/BEDROOM THREE

8'9 x 8'1 (2.67m x 2.46m)

LOUNGE

18'7 x 14'6 (5.66m x 4.42m)

DINING ROOM

14'6 x 8'9 (4.42m x 2.67m)

BEDROOM ONE

14'6 x 13'2 (4.42m x 4.01m)

BEDROOM TWO

14'6 x 11'9 (4.42m x 3.58m)

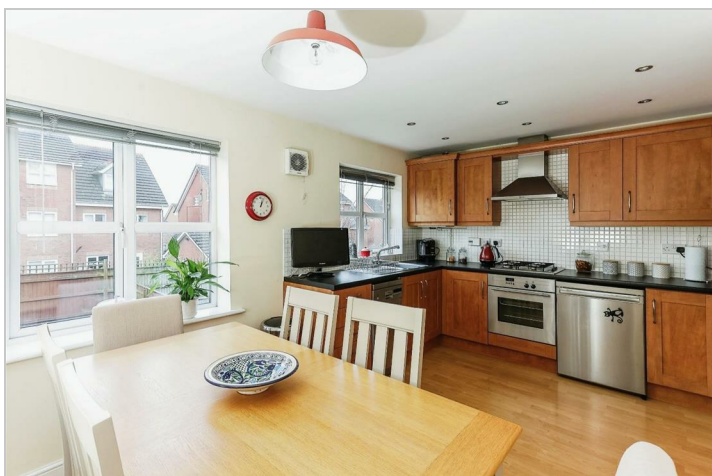
Offered with no chain and beautifully located just off Blakemore Drive in this convenient cul-de-sac, enjoying the benefit of a lovely open front view and aspect.

Built by Barratt Homes, the gas centrally heated and double glazed property offers great flexibility with a downstairs bedroom and garage offering potential to convert.

The accommodation has porch, hall with cloaks cupboard, downstairs shower room and utility and bedroom three/study. First floor living room enjoying glorious views, kitchen/dining with oven and hob. On the second floor there are two

double bedrooms, both with en-suites. Outside, fore-garden having lawn and driveway providing off road parking and fenced lawned rear garden. The garage has an electronically operated door.

Note: The boiler was replaced in 2021 and is serviced annually.



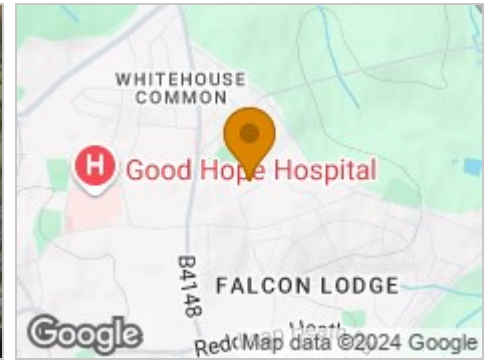
Road Map



Hybrid Map



Terrain Map



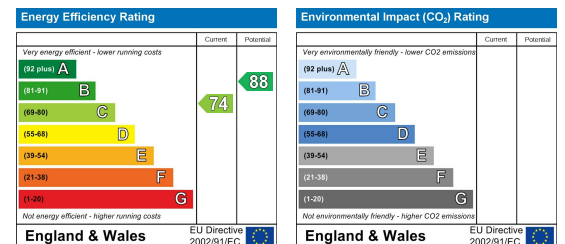
Floor Plan



Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.