

**Britton Drive, Sutton Coldfield**

**Offers Over £700,000**





# Britton Drive, Sutton Coldfield

## DESCRIPTION

Expensively and completely renovated, extended and luxuriously refurbished, this high quality family detached residence is located in a small, sought after convenient cul-de-sac location and has been thoughtfully reconfigured by the current owners.

This beautifully appointed, gas centrally heated and double glazed accommodation simply has to be seen to be appreciated.

Offered with no upward chain and sat in a lovely cul-de-sac of just ten houses, the outstanding home is approached from Hillcrest Road and is within very easy access of Sutton Coldfield amenities, local schools and Wylde Green railway station.

In brief; the property has a large hall with a cloak cupboard, white guest cloaks, attractive living room with patio doors to the garden, generous study, fabulous kitchen/family room with granite worktops and central island/breakfast bar with induction hobs, double oven, dishwasher, full height fridge and freezer, glass lantern and Bifolds to the garden, separate utility with doors to gated private bin store.

The gallery staircase with a glass balustrade leads to the landing with an insulated loft hatch and ladder to a partially boarded loft, four double bedrooms, bedroom three with fitted wardrobes and a principal suite with a fully tiled shower-room/en-suite and a 'wow factor' main bathroom with full tiling and white suite, incorporating a roll top bath, walk-in shower and vaulted ceiling. Outside, the garage has an electrically operated roller shutter door and the Baxi Combi boiler sits within the garage, fore garden having a lawn and shaped block paved driveway providing ample off-road parking, private rear garden having a wide paved patio, retaining wall, lawn with mature shrubs and hedge screening.

This stunning home simply must be seen in person to appreciate the meticulous style, interior and craftsmanship on offer.

- Magnificently Extended and Totally Refurbished Family Detached Home
- Stunning Bathroom and En-suite
- Splendid Living Room
- Private Landscaped Garden
- Four Double Bedrooms
- Outstanding Kitchen/Family Room with Separate Utility
- Spacious Hall with Guest Cloaks
- No Upward Chain
- Council Tax Band E



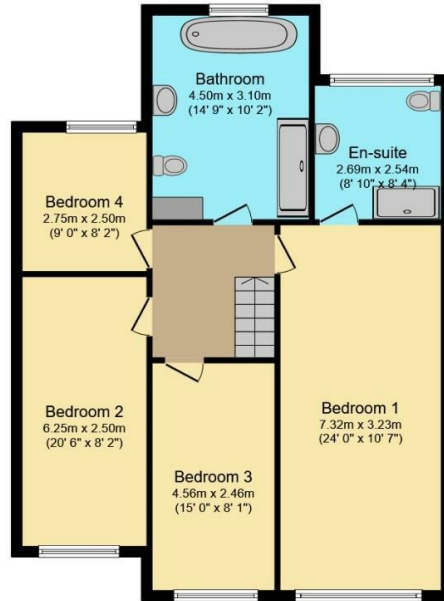








**Ground Floor**



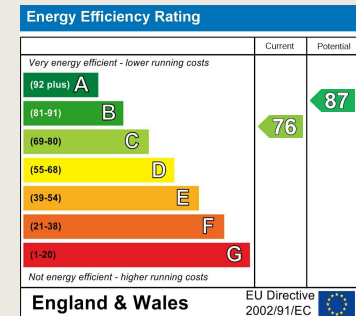
**First Floor**

Total floor area 188.6 sq.m. (2,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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