



North Drive,  
Sutton Coldfield, B75 7TQ

Offers in the Region Of £310,000

# Sutton Coldfield

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This immaculately presented, fully refurbished semi-detached bungalow is the definition of ready to move straight into.

Finished to a high standard throughout, it offers stylish, low-maintenance living with a layout perfectly suited to modern buyers. At the heart of the home is a stunning open-plan lifestyle space, ideal for those who love to entertain or simply enjoy bright, flowing living. The space seamlessly connects to a beautifully fitted kitchen and extends through to a light-filled conservatory, creating a fantastic social hub with views over the garden. There are two generous double bedrooms, both finished in a clean, contemporary style, alongside a sleek, modern shower room. Additional upgrades such as newly fitted oak internal doors elevate the feel of quality throughout the home.

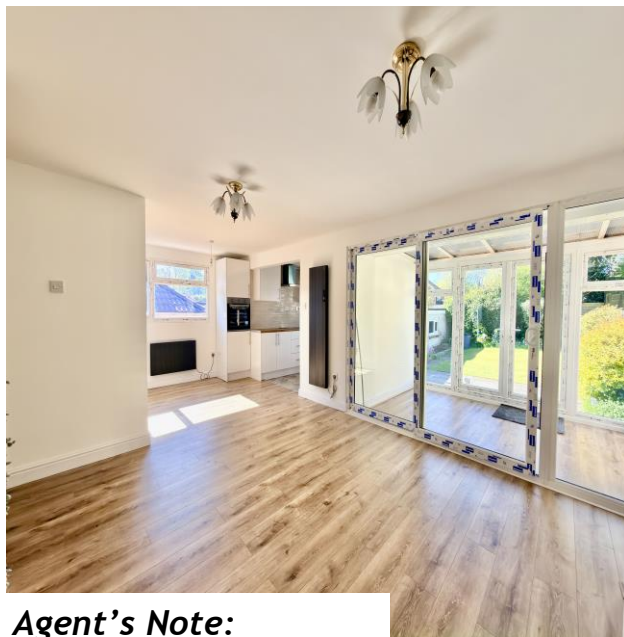
Externally, the property continues to impress. The south-facing rear garden is a real highlight—private, sunny, and perfect for relaxing or hosting. To the front, a large, well-kept lawn creates strong kerb appeal, complemented by a driveway and garage providing ample parking and storage.

Upstairs, a useful loft room offers flexible space—ideal for storage, a home office, or hobby room.

Perfectly positioned, the property is within easy reach of Good Hope Hospital and Sutton Coldfield town centre, making it ideal for a wide range of buyers including downsizers, professionals, and those seeking single-level living without compromise.

A truly turn-key home—early viewing is essential.





## Property Specification

NO ONWARD CHAIN  
SEMI DETACHED BUNGALOW  
NEWLY REFURBISHED THROUGHOUT  
TWO BEDROOMS  
OPEN PLAN LIVING

Lifestyle Room 22' 1" x 23' 6" (6.73m x 7.16m)

Kitchen 7' 11" x 9' 2" (2.41m x 2.79m)

Conservatory 7' 10" x 14' 0" (2.39m x 4.26m)

Bedroom 1 9' 3" x 8' 2" (2.82m x 2.49m)

Bedroom 2 12' 4" x 10' 7" (3.76m x 3.22m)

Bathroom 6' 1" x 8' 2" (1.85m x 2.49m)

Porch 2' 4" x 8' 1" (0.71m x 2.46m)

Loft 14' 5" x 11' 11" (4.39m x 3.63m)

### 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: 24th April 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

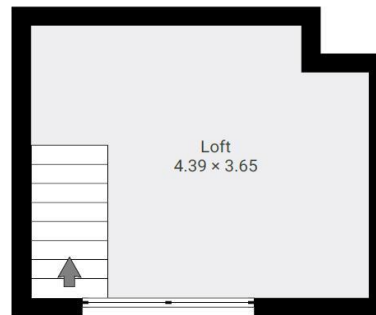
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Loft



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

