



Mayall Drive,
Sutton Coldfield, B75 5LR

Offers in the Region Of £400,000

Residing in a fantastic location with open countryside on your doorstep and further potential to extend if required, this fantastic opportunity is not to be missed. This attractive semi-detached home offers well-proportioned living space with lovely views to the rear. On the ground floor, a wide welcoming hallway leads to a front-facing living room, a rear dining room, and a fitted kitchen. Beyond the dining area is a conservatory with electrics, perfect for year-round use, overlooking open fields to the rear. Upstairs, there are two spacious double bedrooms, a single bedroom, and a family bathroom. Outside, the property benefits from a detached garage to the side, along with the added appeal of uninterrupted countryside views to the back. The rear garden is well maintained and enjoys a high degree of privacy. The shops, bars and boutiques of the Mulberry Walk development are also accessible on foot and nearby train links offer direct routes into Birmingham and Lichfield City Centres and highly regarded Little Sutton and Mere Green Primary schools both accessible within a short walk.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas, water, electric and drainage.



Porch

Hall

Living Room 3.53m (11'7") x 3.25m (10'8")

Dining Room 3.61m (11'10") x 3.25m (10'8")

Conservatory

Kitchen 2.90m (9'6") x 2.31m (7'7")

Garage

Landing

Bedroom 1 3.53m (11'7") max x 2.92m (9'7")

Bedroom 2 3.53m (11'7") x 3.43m (11'3")

Bedroom 3 2.69m (8'10") x 2.03m (6'8")

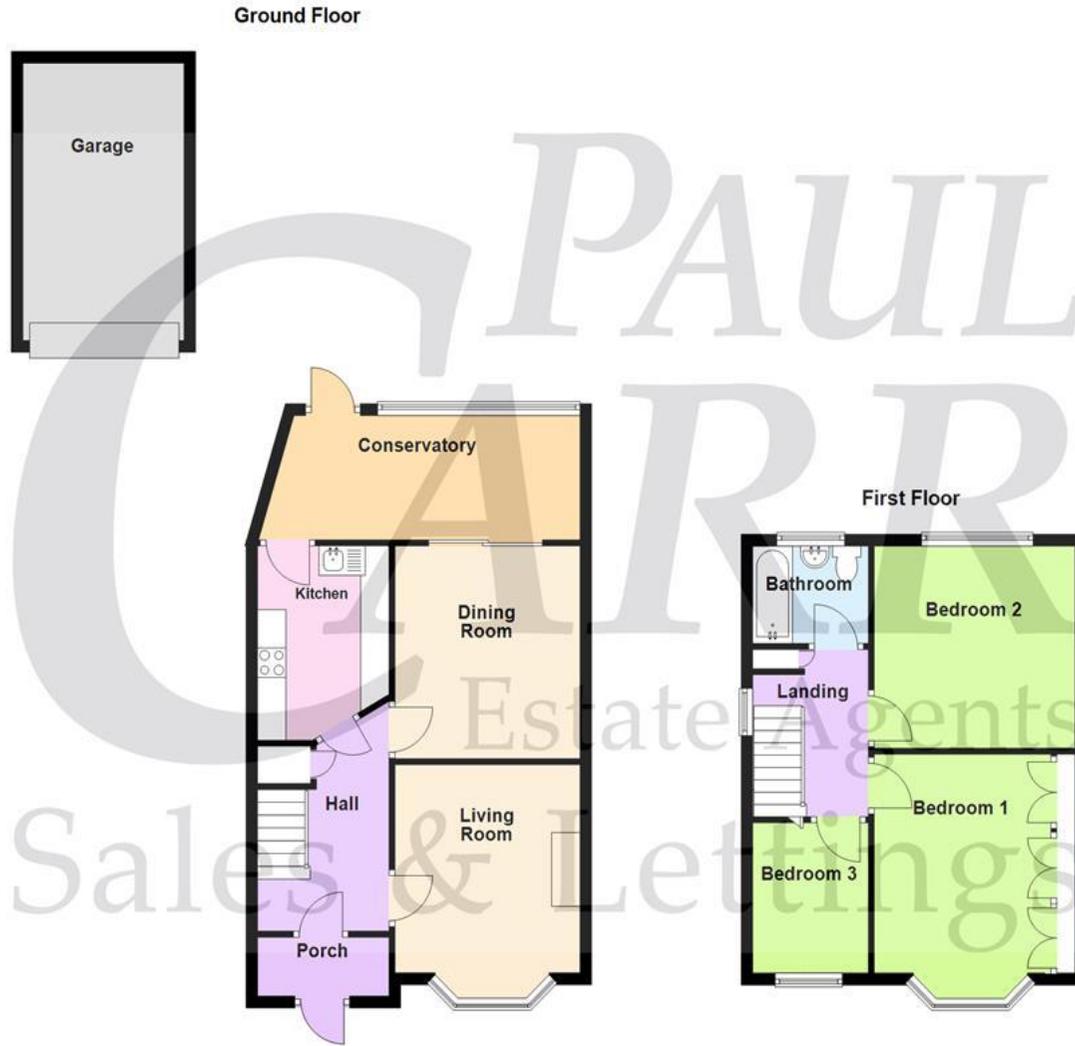
Bathroom





Floor Plan

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

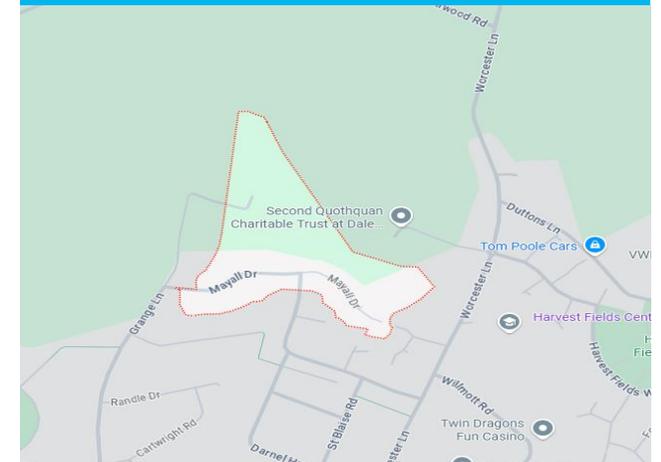


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 12th September 2025