



## Walsh Drive, Sutton Coldfield B76 2NS

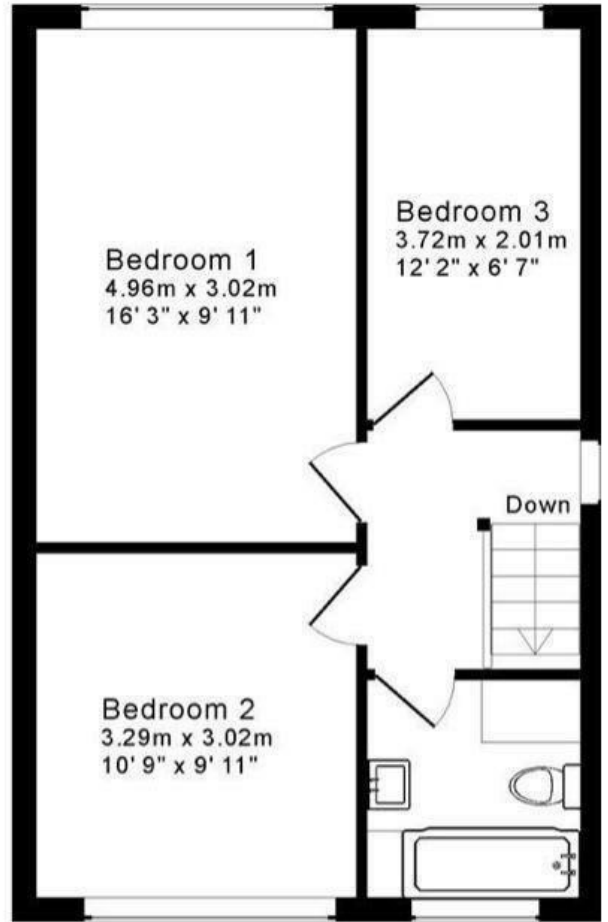
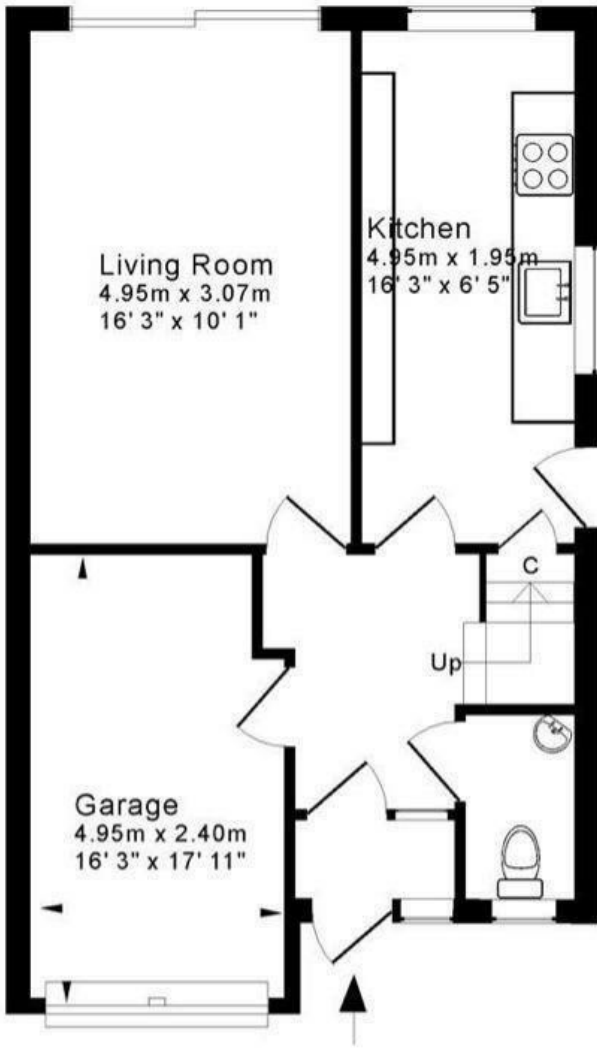
Nestled in the charming area of Walsh Drive, Sutton Coldfield, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 960 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three inviting bedrooms, providing ample space for families or those seeking a home office.

The bathroom is thoughtfully designed, catering to the needs of modern living. The property also features parking for two vehicles, ensuring that you and your guests have easy access.

Sutton Coldfield is known for its vibrant community and excellent amenities, making this location particularly appealing. With local shops, schools, and parks nearby, this home is perfectly situated for both convenience and leisure.

This property presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a family home, this house on Walsh Drive is sure to meet your needs. Do not miss the chance to make this charming residence your own.

**£1,475 Per month**



First Floor



## Ground Floor

Approx. Gross Internal Floor Area : 960 Sq. Ft. / 89 Sq. M  
Includes Conservatories, Garages, Porches etc.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	