



Bramcote Rise,
Sutton Coldfield, B75 6ED

Offers Over £400,000

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This spacious three-bedroom detached bungalow is offered for sale with no upward chain and provides well-proportioned accommodation in a convenient and sought-after location.

The property features a generous living room, a well-appointed kitchen and a bright conservatory overlooking the rear garden.

A separate utility area provides additional practicality, while three bedrooms offer flexible accommodation for couples, families or those looking for space to work from home.

Outside, the property benefits from a low-maintenance rear garden, ideal for relaxing and entertaining with minimal upkeep. To the front, a driveway provides off-road parking and leads to the garage, offering further parking or useful storage space. Ideally positioned for access to Sutton Coldfield and the beautiful Sutton Park, the bungalow combines comfortable single-storey living with excellent access to local amenities and green open spaces.

Early viewing is highly recommended to appreciate the space, location and potential this detached bungalow has to offer.





Property Specification

Detached Bungalow
NO UPWARD CHAIN
Living room
Conservatory
GARAGE

Living Room 5.13m (16'10") x 3.61m (11'10")

Breakfast Kitchen 4.39m (14'5") x 2.64m (8'8")

Utility 2.51m (8'3") x 1.93m (6'4")

Conservatory 4.50m (14'9") x 3.23m (10'7")

Bedroom 1 3.50m (11'6") x 3.10m (10'2")

Bedroom 2 3.10m (10'2") x 2.74m (9')

Bedroom 3/Office 2.64m (8'8") x 2.57m (8'5")

Wet Room 1.98m (6'6") x 1.68m (5'6")

Garage 4.70m (15'5") x 2.51m (8'3")

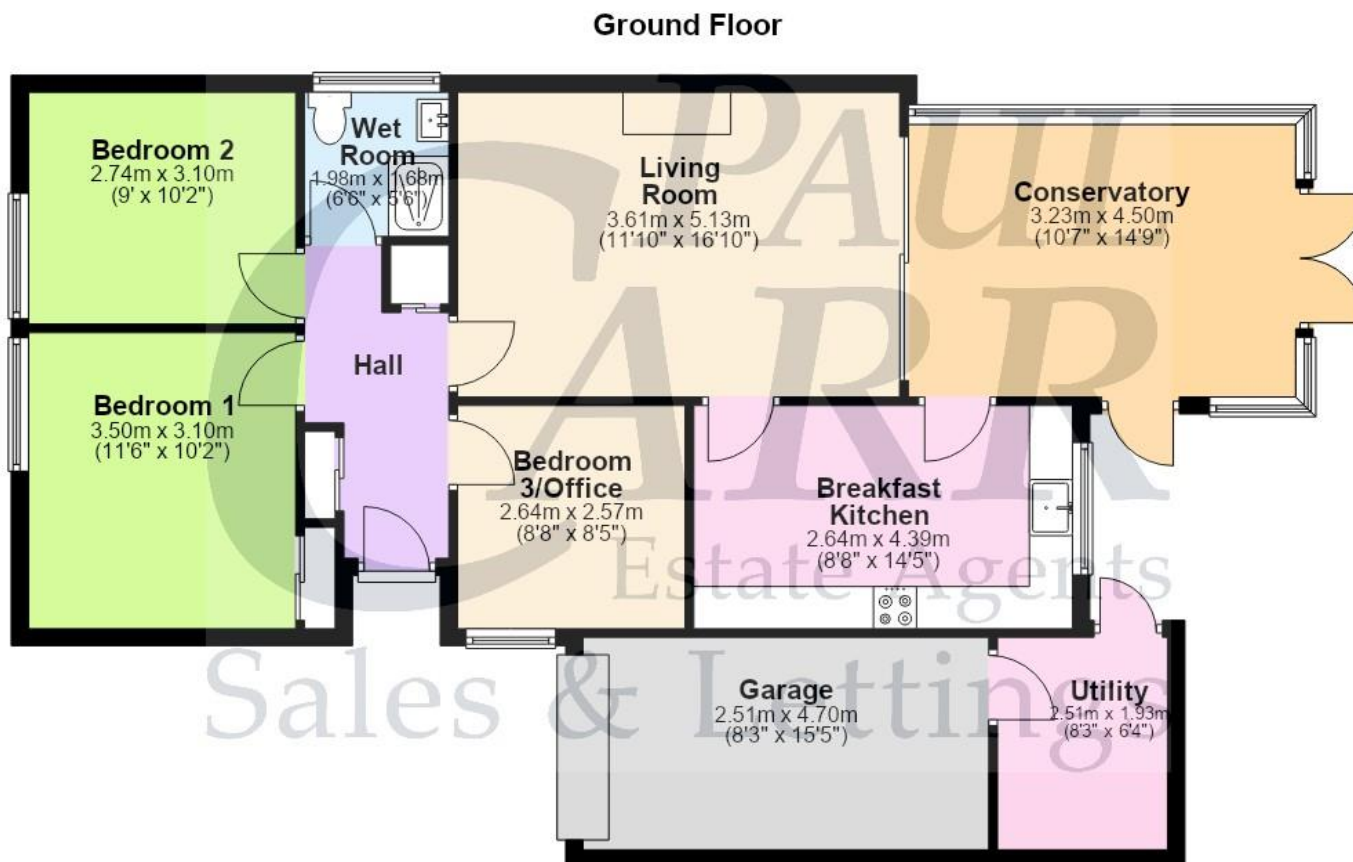
Agent's Note:

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:

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 £47.50 + VAT (£57 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.

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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

