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44 Sentry Way

| B75 7HT | Offers In The Region Of £295,000

ROYSTON
& LUND

- MODERN THREE BED
- IDEAL FAMILY HOME
- END OF TERRACE
- TWO RECEPTION ROOMS
- GUEST WC
- LARGE CONSERVATORY
- NO CHAIN
- FREEHOLD UPON COMPLETION
- OFF STREET PARKING WITH GARAGE
- INTERNAL INSPECTIONS
- PRICED TO SELL! HIGHLY ADVISED!





Nestled in the desirable area of Sentry Way, Sutton Coldfield, this modern three-bedroom end-of-terrace family home offers a perfect blend of comfort and convenience. The property spans an impressive 893 square feet, providing ample space for family living.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the kitchen dining area, ideal for entertaining guests or enjoying family time. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden, making it a perfect spot for relaxation.

The property boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. The bathroom is thoughtfully designed to cater to the needs of a modern family, ensuring both functionality and style.

Outside, the property features a driveway, offering convenient off-street parking, a valuable asset in this sought-after location. The surrounding area is known for its excellent amenities, including schools, parks, and local shops, making it an ideal choice for families.

This charming end-of-terrace home is not just a property; it is a place where memories can be made. With its modern features and prime location, it presents a wonderful opportunity for those looking to settle in Sutton Coldfield. Do not miss the chance to make this delightful house your new home.

Please note the current owner holds a 75% share of the property under a shared ownership arrangement. FULL OWNERSHIP will be transferred upon completion of the sale. Interested parties are advised to verify all ownership details and legal arrangements with their solicitor prior to proceeding.

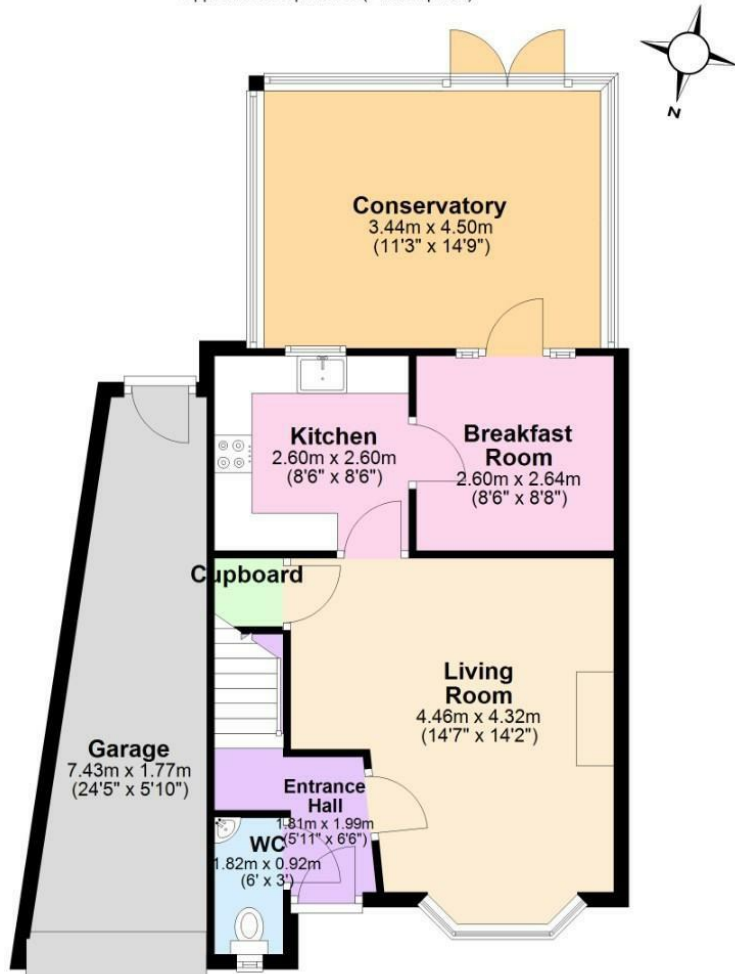
For More Information: https://reports.sprift.com/property-report/?access_report_id=5198379

Freehold



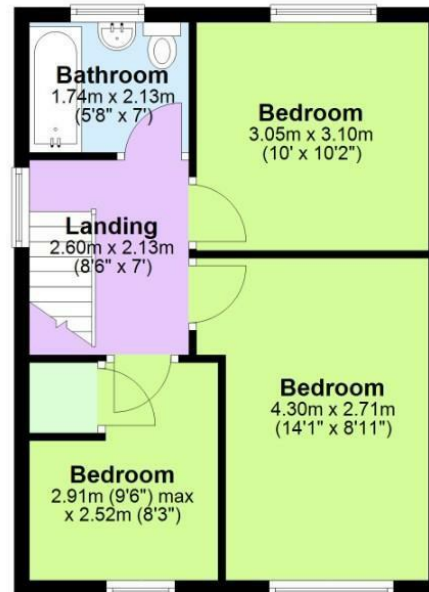
Ground Floor

Approx. 69.5 sq. metres (748.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 109.3 sq. metres (1176.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND