Connells

Battalion Drive
Sutton Coldfield

Battalion Drive
Sutton Coldfield B75 7DN

for sale offers over
£400,000

Property Description

An immaculately presented 3 double bedroom 3 story semi-detached home built in 2022 by Miller Homes. Located in an excellent school catchment area for both primary and senior schools. Located with easy access to Good Hope Hospital and Rectory Park and close proximity to an established Woodland Walk and Playground area. Close to the M42 and M6 motorway links giving great access to Birmingham and East Midlands airports making it great for commuters too. Great family home offering flexible and spacious living across 3 floors. The home overlooks an open green grassed area and has a double side by side driveway to the side of the property. On the ground floor there is a family lounge to the front and an open plan living kitchen dining room overlooking and opening into the rear garden. The kitchen has built in appliances and space for a dining table. There is also a ground floor Guest WC. O the first floor there are 2 double bedrooms and a family bathroom. On the 2nd floor there is a fantastic sized master suite with built in wardrobes and en-suite shower room. There are also Solar panels and an electric car charger pint facility. There is a low maintenance rear garden.

Hallway

Door to front giving access to hallway. Stairs to the first floor landing and radiator. Doors to the Guest WC, Lounge and Family Living Dining Kitchen.

Guest WC

Having low level flush WC, wash hand basin and radiator.

Family Lounge

15' 6" x 8' 3" (4.72m x 2.51m)

Having double glazed window to front overlooking grassland area, radiator, TV aerial point and telephone point.

Living Dining Kitchen

15' 5" x 13' 1" (4.70m x 3.99m)

Comprising an impressive fitted kitchen with fitted base units with work surfaces over, fitted matching wall units, sink and drainer unit with mixer tap over and cupboards under, integrated gas hog with cookerhood and extractor fan over, built in electric oven, integrated fridge and freezer, radiator, space for a table, double glazed window overlooking the rear garden and double glazed French doors opening to the rear garden. Wall mounted central heating boiler.

First Floor Landing

Having doors to bedroom 2 and 3. Door to the family bathroom. Stairs to second door landing. Radiator to wall. Door to a built in storage cupboard.

Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Maintenance charge of £195 Per Annum.

Solar panels.

Bedroom 2

15' 6" x 10' 6" max (4.72m x 3.20m max)

Having two double glazed windows to the front and radiator to wall.

Bedroom 3

15' 6" x 9' 3" (4.72m x 2.82m)

Having double glazed window to the rear and radiator.

Family Bathroom

Comprising a 3 piece white bathroom suite having panelled bath with mixer tap over, wall mounted wash hand basin, low level flush WC, part tiling to walls, frosted double glazed window and radiator.

Second Floor Landing

Door to Bedroom 1.

Bedroom 1

17' 9" max x 15' 6" max (5.41m max x 4.72m max)

Having double glazed dormer window to the front, loft access and radiator. Doors to walk in in closet with hanging rail and shelving. Door to the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with shower facility, low level flush WC, wall mounted wash hand basin, radiator, extractor fan and double glazed window to the rear.

Front

Having garden area to the front, Pathway to the front of the property. Driveway to the side. Gated access to the side.

Double Driveway

Having double driveway to the side providing off road parking.

Rear Garden

A low maintenance rear garden with garden to lawn, patio area, gated access to the front of the property, fencing to the perimeter and decked area to the rear.

Communal Area Charges

The development has an annual fee that is paid of £195 per annum to cut all communal gardens, trees pruned, street lighting and leaf collection.

GOOD
VIBES
ONLY

Ground Floor **First Floor** **Second Floor**

Total floor area 106.7 m² (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: B

Council Tax
Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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