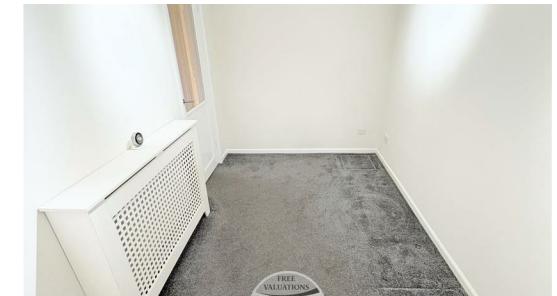




- Well-presented semi-detached family home
- Offered with no onward chain
- Excellent school catchment area for both primary and secondary schools
- Walking distance to Sutton Coldfield Town Centre and Train Station
- Spacious open plan refitted kitchen/ diner
- Spacious lounge
- Modern family bathroom
- Covered outdoor pergola seating area
- Generous driveway with parking for multiple vehicles and garage
- Low maintenance rear garden overlooking Bishop Vesey Playing Fields



**NORTH DRIVE, SUTTON COLDFIELD, B75 7TQ - OFFERS OVER £350,000**

A well presented and deceptively spacious three-bedroom semi-detached family home, situated in a quiet cul-de-sac just moments from Sutton Coldfield Town Centre. The property is perfectly placed for local schools, both primary and secondary, and is within easy reach of Sutton Coldfield Train Station, Good Hope Hospital, Rectory Park, and all major amenities.

Offered with no onward chain, this well-appointed home benefits from gas central heating and PVC double glazing (both where specified), and provides generous living space throughout, including an entrance porch, hallway with office area, a bright family lounge, and an impressive open plan refitted kitchen/ diner /family room with access to a covered outdoor seating area. Upstairs offers three well-proportioned bedrooms and a refitted family bathroom. Externally, the home boasts a large driveway, garage, and a low-maintenance rear garden with open views over Bishop Vesey School Playing Fields. This is an ideal move-in-ready property for families or buyers seeking space, and comfort. Viewing is recommended.

To the front of the property is a generous block-paved driveway, providing off-road parking for multiple vehicles including EV charging point. The garage is accessed via the driveway.

Accessed via a double-glazed door into a porch area with a front-facing double-glazed window. An internal single-glazed door provides access into the hallway/office area. Council Tax Band: D. EPC Rating: D.

**HALLWAY/ OFFICE:** 10'09" x 6'11".

The hallway currently doubles as a useful office space, ideal for home working or study. With a composite door, radiator with cover, this is a versatile and welcoming entrance area that sets the tone for the rest of the home.

**LOUNGE:** 18' 2" (including stairs) x 10' 4".

Benefitting from double-glazed windows to both front and side. Stairs leading to the first floor, with an understairs storage cupboard, radiator with cover. A door from the lounge opens into the impressive kitchen/ dining/family room at the rear of the home.

**KITCHEN/ DINER:** 20' 00" x 16'09" max/ 9'11" min.

This fantastic open plan space is the heart of the home, designed for modern living and entertaining. The fitted kitchen area features a range of base and wall units with work surfaces, splash backs, and a sink and drainer. There is an integrated electric oven, induction hob with extractor, dishwasher, washing machine, fridge, and two freezers. A central island provides additional storage, wine fridge and breakfast seating area. The dining area includes a feature fireplace with tiled hearth, beam surround, feature gas style log burner. Two skylights and double-glazed French doors to the rear. Double doors open out to a covered outdoor seating area, extending the entertaining space even further.

**LANDING:**

PVC double glazed window to side and loft access point.

**BEDROOM ONE:** 14' 2" x 10' 5".

This double room with a PVC double-glazed window to front and radiator. The room offers ample space for wardrobes and additional bedroom furniture.

**BEDROOM TWO:** 10' 6" x 10' 2".

The second bedroom is another double bedroom, overlooking the rear garden. It has a PVC double-glazed window providing views of the playing fields beyond, and radiator.

**BEDROOM THREE:** 11' 8" x 7' 2"

PVC double-glazed window to front and radiator.

**FAMILY BATHROOM:**

The family bathroom has a modern white suite comprising of a paneled bath with rainfall shower, hand wash basin, and a low-level flushing WC. Tiled surround, wall-mounted chrome style ladder effect heated towel rail and a obscure PVC double-glazed window to rear.

**COVERED OUTDOOR SEATING AREA** 18'00" x 11'04"

A bonus feature of the property is the covered outdoor pergola-style seating area with a tarmac patio area. This sheltered space offers the perfect spot for relaxing or entertaining in all seasons, with direct access from the kitchen/dining area into the garden.

**GARDEN:**

The rear garden is a good size and has been designed with low maintenance in mind. It features an Astro turf lawned area. A particular highlight of the garden is the open view over Bishop Vesey School's private playing fields, offering both privacy and a peaceful outlook.

**GARAGE:** 15' x 7' 1" max

The garage is fitted with a remote-controlled roller shutter door, and benefits from power and lighting, making it ideal for storage or workshop use. A PVC double-glazed door gives access into the rear garden. (please check the suitability for your own vehicle).



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

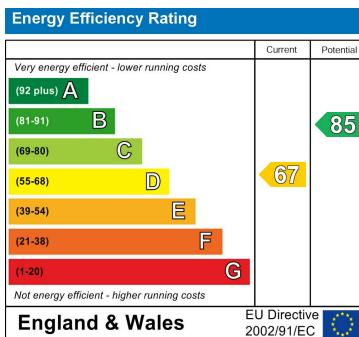
We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D

COUNCIL :

VIEWING:

Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.