



Honiley Drive,
Sutton Coldfield, B73 6RN

Offers in the Region Of £285,000

A lovingly maintained and well-presented family home located on a much sought after residential road off Chester Road, Sutton Coldfield.

Being within short distance of road and rail arterial transport connections accessing major employment hubs and the convenience of good local schooling, this delightful home is a must for a growing family.

The property briefly comprises:- shared driveway parking with garage off, a welcoming entrance hallway, fully fitted kitchen, a bright and spacious lounge/dining room and three good size bedrooms to the first floor together with family bathroom.

Outside to the rear of the property there is a southerly facing garden with lawn and patio areas.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk

ABBEY
ROAD NW8
CITY OF WESTMINSTER



Room Measurements

Kitchen 3.58m (11'9") x 2.24m (7'4")

Lounge 5.68m (18'8") x 3.65m (12') max

Bedroom 1 3.78m (12'5") x 3.00m (9'10")

Bedroom 2 3.66m (12') x 3.00m (9'10")

Bedroom 3 2.72m (8'11") x 2.62m (8'7")

Bathroom 2.80m (9'2") x 2.62m (8'7")

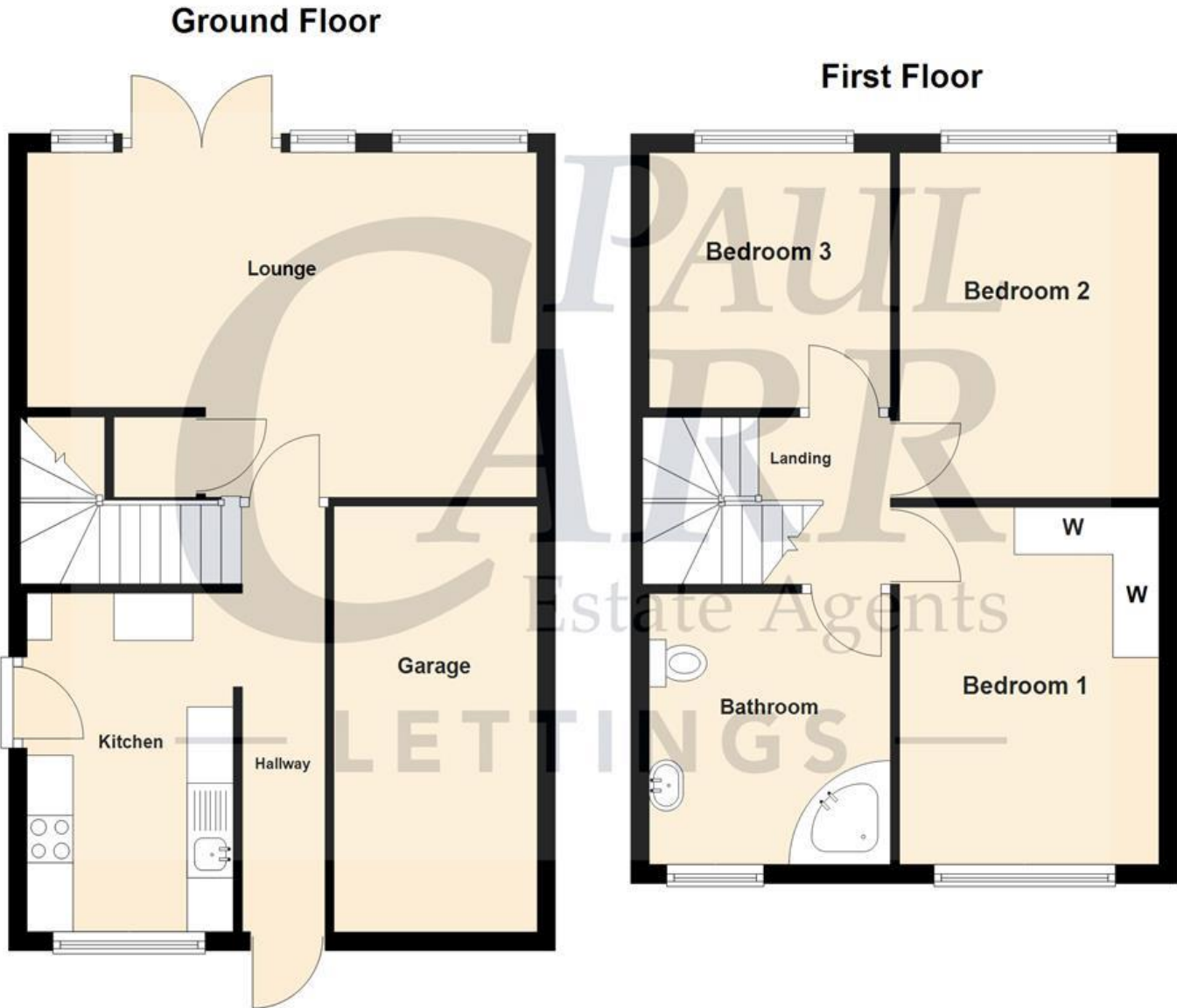
Garage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 9th May 2025