

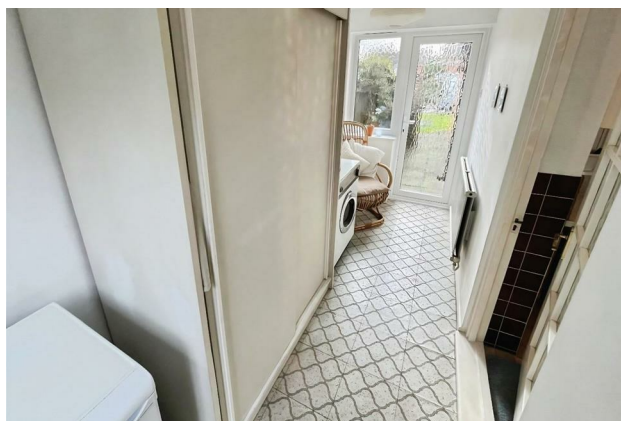
# HUNTERS®

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**3 Britton Drive, Sutton Coldfield, B72 1EL**

**Offers Over £400,000**

**Property Images**





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## Property Images





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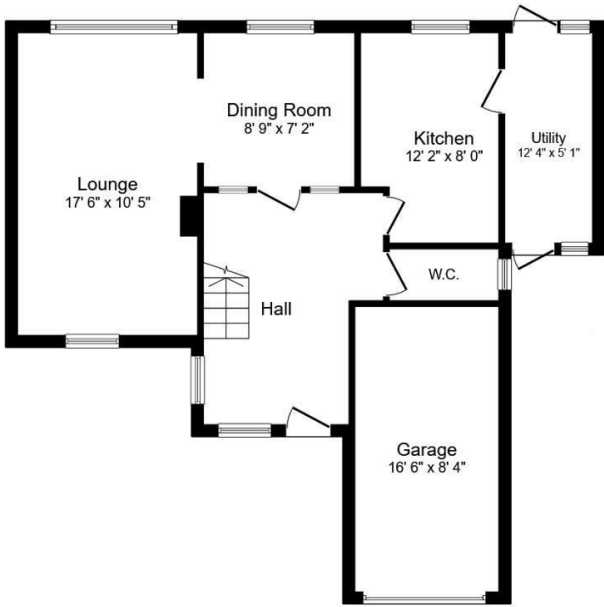
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## Property Images

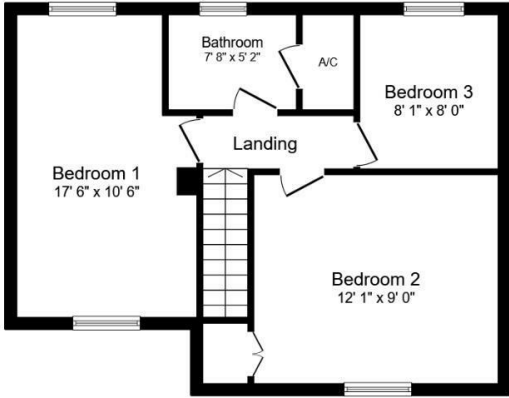


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Ground Floor  
Floor area 721 sq.ft.



First Floor  
Floor area 552 sq.ft.

Total floor area: 1,274 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Summary

Huge potential for modernisation, refurbishment and extension subject to planning permission.

Beautifully located in a much sought after and convenient cul de sac and with scope for modernisation and extension, this detached family home, offered with no chain, is being sold for the first time in over 50 years. Very accessible for Sutton's amenities, great local schools and Wylde Green railway station, the gas centrally heated accommodation briefly comprises;

Deep covered porch, very spacious hall with downstairs, WC off, lounge with feature fireplace, gas fire and back boiler, dining room with serving hatch to kitchen, separate utility room with doors to front and rear, three good sized bedrooms and bathroom/WC with airing cupboard.

Outside, garage, deep front lawn and tarmac drive, providing ample parking, private rear garden with brick store, patio, lawn, screening shrubs and side gated access.

## Features

- Superb cul de sac location • Detached family home • 3 bedrooms • 2 reception rooms • Kitchen with separate utility • Lovely private garden • No upward chain • Council Tax Band E