



10 Plantation Drive, Sutton Coldfield

- No chain
- Attractive living room
 - Guest cloaks
- Well appointed bathroom
- Sought after location
- Three bedroom semi detached residence
 - Kitchen with oven and hob
 - Garage
 - Good size gardens
 - Council Tax Band D

Offers Over £325,000



This well arranged, well maintained and spacious freehold semi detached family residence occupies a very pleasant and convenient residential position, approached from Aldermore Drive within very easy access of local shops, schools and public transport services.

Offered with no upward chain, gas central heating and double glazing, the accommodation briefly comprises covered porch, reception hall, living room with under stairs store fitted kitchen/breakfast room with oven, hob and extractor hood, Glow-Worm gas central heating boiler and guests cloaks having a white suite. First floor landing with airing cupboard to three excellent bedrooms, bedrooms one and three with fitted wardrobes, main bedroom with shower room ensuite and a family bathroom with white suite.

Front garden lawn with drive approach providing parking, good sized rear garden having wide paved patio and lawn with fenced surround, single garage.

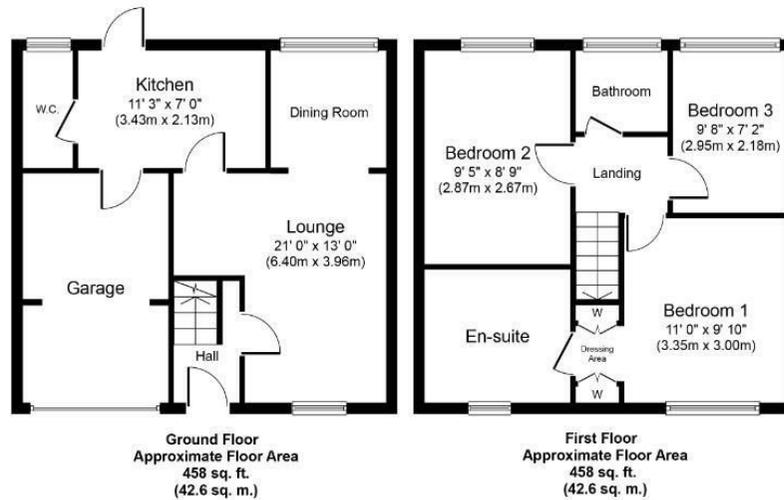
Early viewing of this property is essential.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

32a Beeches Walk, Sutton Coldfield, B73 6HN
Tel: 0121 355 0555 Email:
sutton@hunters.com <https://www.hunters.com>