



Allmyn Drive, Sutton Coldfield
Sutton Coldfield, B74 2DE

£325,000

Sutton Coldfield

£325,000



Welcome to Allmyn Drive, a most desirable, sought after hidden gem. This family home offers bags of potential and can be a blank canvass for you to make your own.

Set behind a lawned fore garden and driveway, leading to side gate, garage and welcoming porch. Internally, the property offers an inviting reception hallway, dual aspect through lounge/diner with views of the rear garden, fitted kitchen with stunning views to rear and integrated appliances, and versatile pantry style cupboard.

On the first floor, the property boasts three well proportioned bedrooms, family bathroom and separate wc.

Outside the property, there is a beautiful, mature rear garden wrapping around to the side of the property, fore garden with mature plants and shrubs and driveway to fore and garage.

Viewing is strongly recommended at the earliest opportunity to fully appreciate the accommodation on offer.





Property Specification

DESIRABLE CUL-DE-SAC LOCATION
THREE DOUBLE BEDROOMS
DUAL ASPECT THROUGH LOUNGE/DINER
FITTED KITCHEN
OFF ROAD PARKING & INTEGRAL GARAGE

Porch

Hallway

Through Lounge/Diner 25' 0" x 10' 3"
(7.61m x 3.12m)

Fitted Kitchen 10' 11" x 8' 2"
(3.32m x 2.49m)

Bedroom 1 14' 3" x 10' 3"
(4.34m x 3.12m)

Bedroom 2 11' 1" x 10' 4"
(3.38m x 3.15m)

Bedroom 3 12' 4" x 8' 6"
(3.76m x 2.59m)

Bathroom 7' 5" x 6' 8"
(2.26m x 2.03m)

Separate WC

Garage 16' 5" x 7' 5"
(5.00m x 2.26m)

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: 8th September 2023

Viewer's Note:

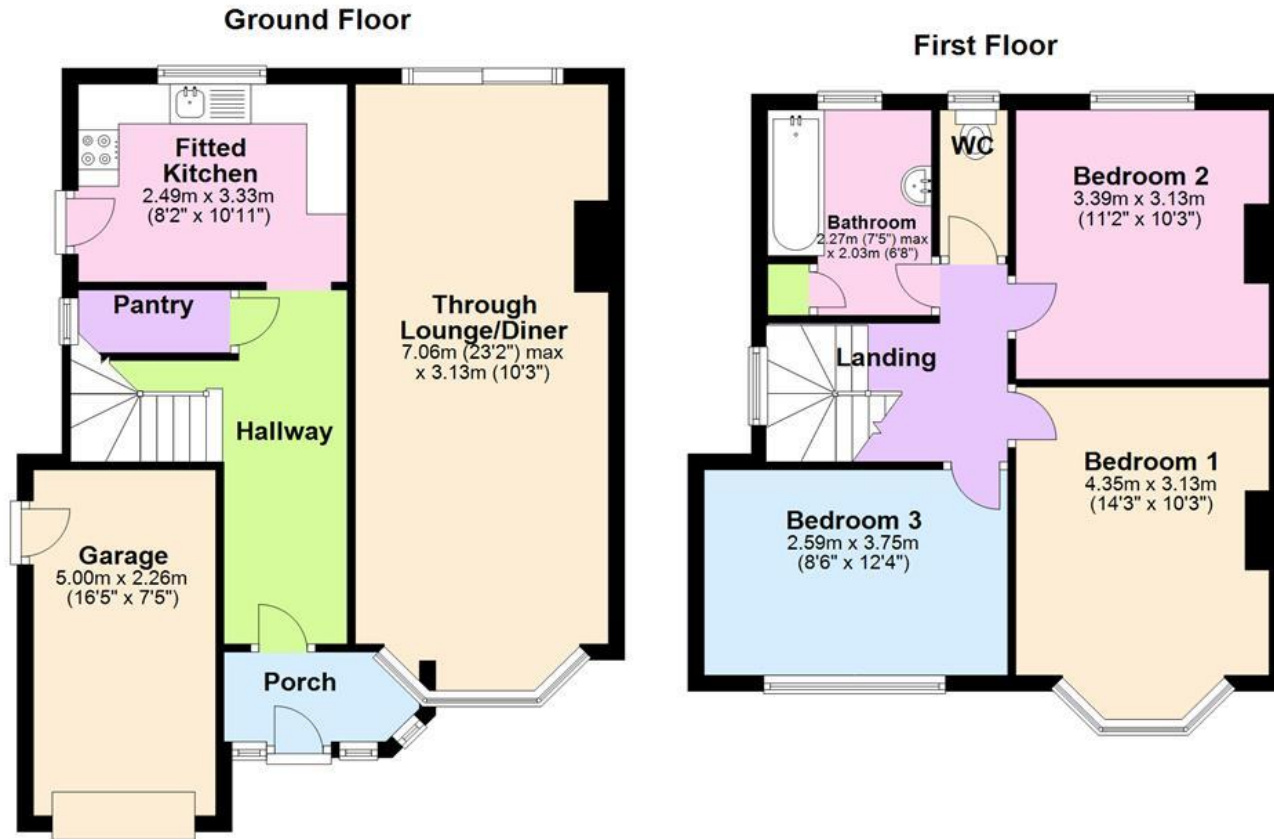
Services connected: GAS, WATER, DRAINAGE, ELECTRIC

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

