



Plantation Drive  
Sutton Coldfield  
West Midlands  
B75 7JQ

Offers in Excess of £249,950

bettermove 

# Plantation Drive

## Sutton Coldfield

Bettermove are pleased to present this charming 2 bedroom terraced house in Sutton Coldfield, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off road parking. The council tax band is C.

The interior of this beautifully presented property comprises a spacious bay fronted living room, open plan kitchen/diner and WC on the ground floor. The first floor consists of two bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with artificial lawn, patio and gravel areas, perfect for enjoying the summer months.

Situated in the sought after town of Sutton Coldfield, the property is close to a number of local amenities, including supermarkets, shops, restaurants, pubs and Good Hope Hospital. Excellent transport links can be found from the M6, A38, A446, Sutton Coldfield and Four Oaks rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

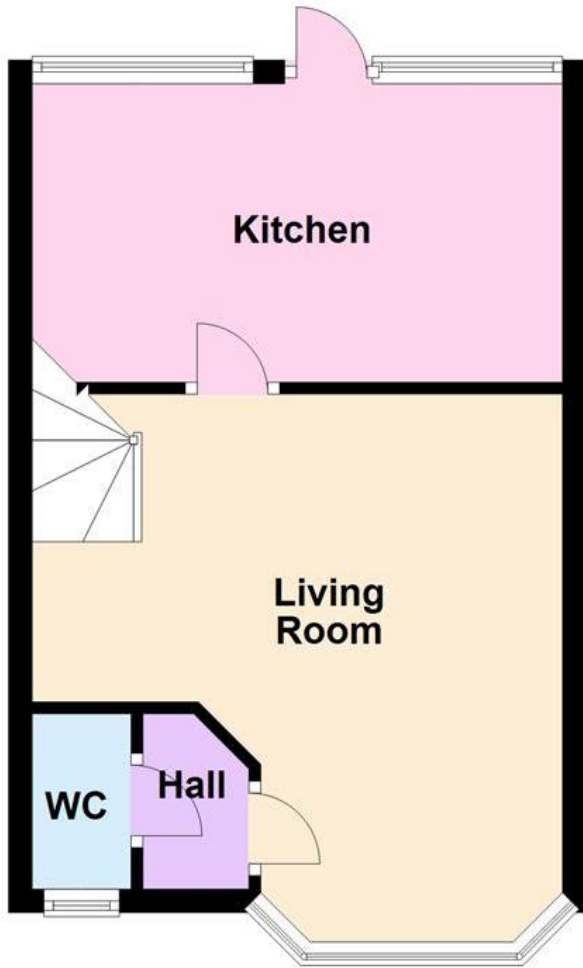
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

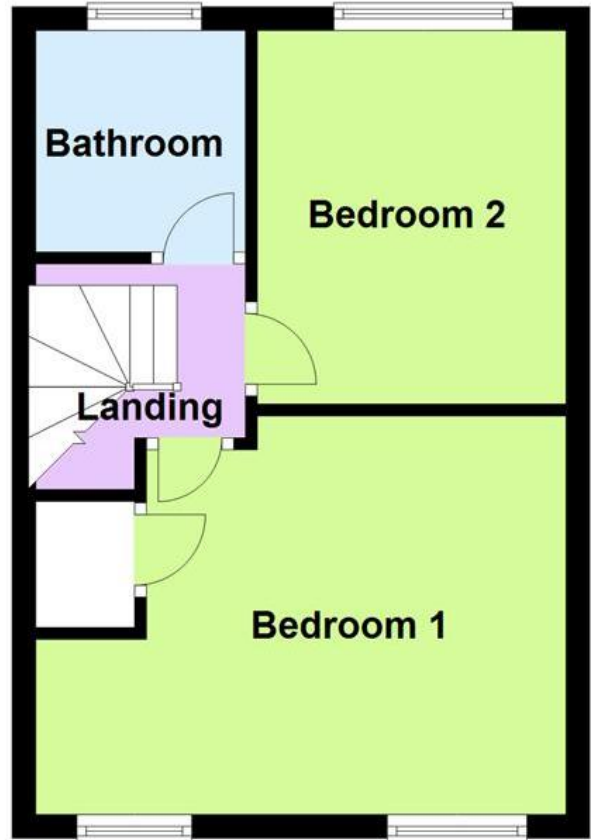
The exclusivity fee is returned to you upon successful completion of the property.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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