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23 Coburn Drive, Sutton Coldfield, West Midlands, B75
5NT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

23 Coburn Drive, Sutton Coldfield, West Midlands, B75 5NT

£325,000

Situated in a popular and peaceful cul de sac within easy reach of local amenities this semi detached family home represents an excellent opportunity for a family buyer. With scope for some modernisation and improvement the property has a comfortable layout with a small extension to the ground floor at the rear creating a larger kitchen and rear verandah. There are three bedrooms on the first floor together with a large family bathroom including a separate shower cubicle which further enhance the family home credentials. Ideal for local amenities the property is well placed to take advantage of the excellent facilities which serve the area. Local schools are all very popular and within easy reach. Available with the benefit of no upward chain and the potential for a quick completion, an early viewing is strongly encouraged.



ENCLOSED PORCH

approached via a UPVC double glazed sliding entrance door with side screen and having an inner obscure glazed door with side screen opening to:

RECEPTION HALL

having stairs leading off, radiator and door to:

LOUNGE

4.45m x 4.37m max (14' 7" x 14' 4" max) having a central marble fireplace with marble hearth and backing with fitted gas fire flanked by inglenook recess with wall light points, UPVC double glazed window to front and double sliding doors opening to:

DINING ROOM

3.27m x 2.80m (10' 9" x 9' 2") having radiator and sliding door to:

REAR PORCH

2.69m x 1.42m (8' 10" x 4' 8") having double glazed door with side screen opening to the rear garden.

KITCHEN

4.82m x 2.49m (15' 10" x 8' 2") work surface with cupboard and drawer space beneath, wall mounted storage cupboard, double bowl stainless steel sink unit with mixer tap, ceramic wall tiling, plumbing for washing machine, space for cooker and fridge/freezer, store cupboard with concertina door, UPVC double glazed window overlooking the rear garden and obscure double glazed door to a:

SIDE VERANDAH

with access to both front and rear and access to the under stairs storage cupboard.

FIRST FLOOR LANDING

having UPVC double glazed window, loft access hatch with pulldown ladder and doors leading off to:



BEDROOM ONE

4.24m x 2.80m (13' 11" x 9' 2") having UPVC double glazed window to rear, radiator and double doored fitted wardrobe.

BEDROOM TWO

3.50m x 2.83m (11' 6" x 9' 3") having UPVC double glazed window to front and double radiator.

BEDROOM THREE

2.62m x 2.50m (8' 7" x 8' 2") having a cupboard over the stairhead, UPVC double glazed window and radiator.

BATHROOM

having a panelled bath, pedestal wash hand basin, close coupled W.C., corner shower cubicle with thermostatic shower fitment, ceramic wall tiling, obscure UPVC double glazed windows to rear, double radiator and cupboard housing the Worcester condensing gas central heating boiler and a pre-lagged hot water cylinder.



OUTSIDE

The property is set at the head of the cul de sac with a block paved frontage with island borders and mature shrubbery. To the rear of the property is a further low maintenance garden having block paved seating area, herbaceous borders and fenced perimeters.

GARAGE

situated in a separate block and having an up and over entrance door.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

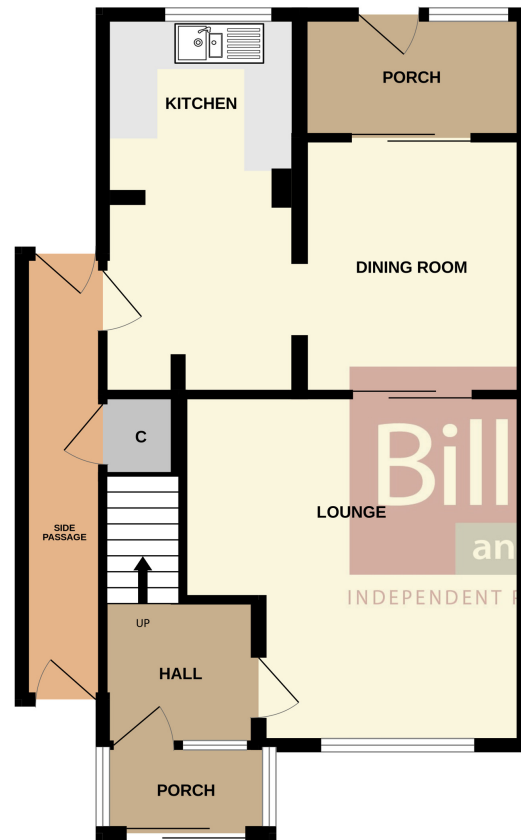


VIEWING

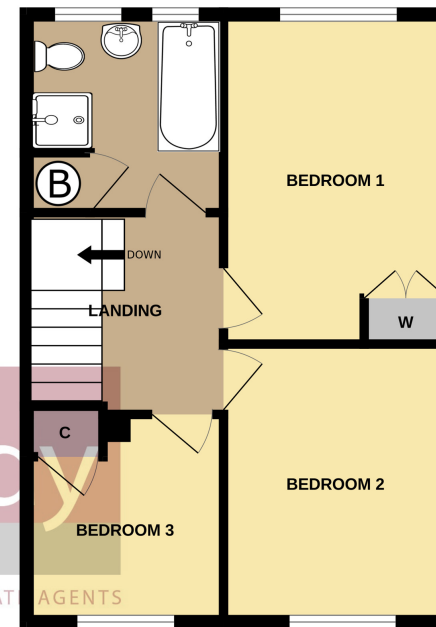
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

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