



**Cotterill Drive,
Sutton New Hall,
Warwickshire,
B75**

Offers in Excess of £550,000

bettermove

Cotterill Drive,

Bettermove are proud to present this 4 bedroom detached house in Sutton Coldfield, available with no forward chain.

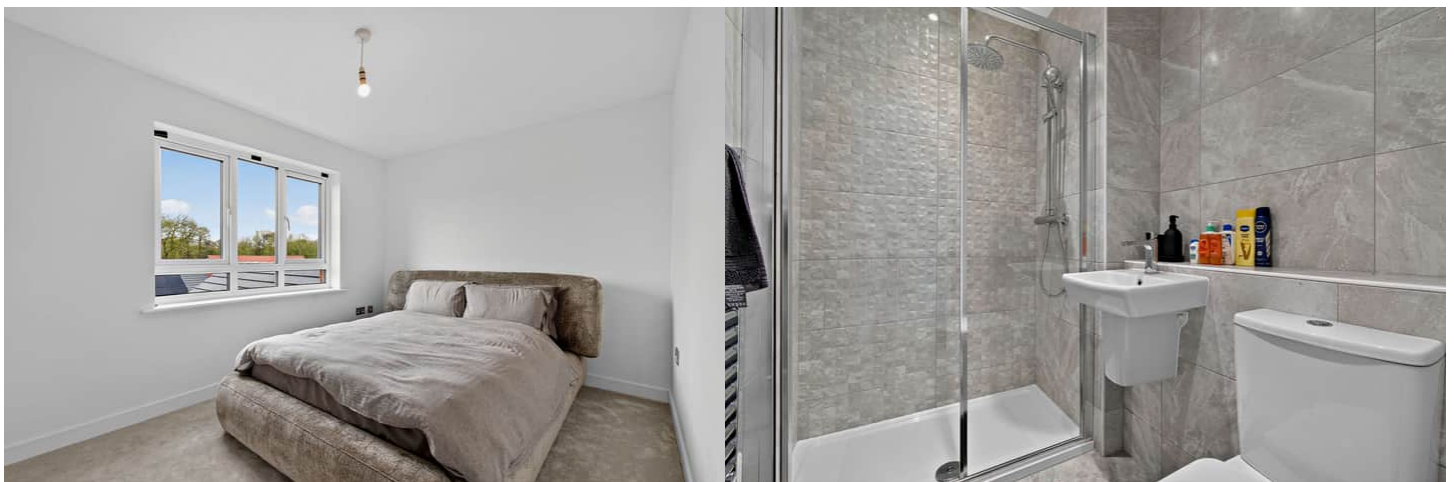
The property benefits from double glazing, solar panels, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is F.

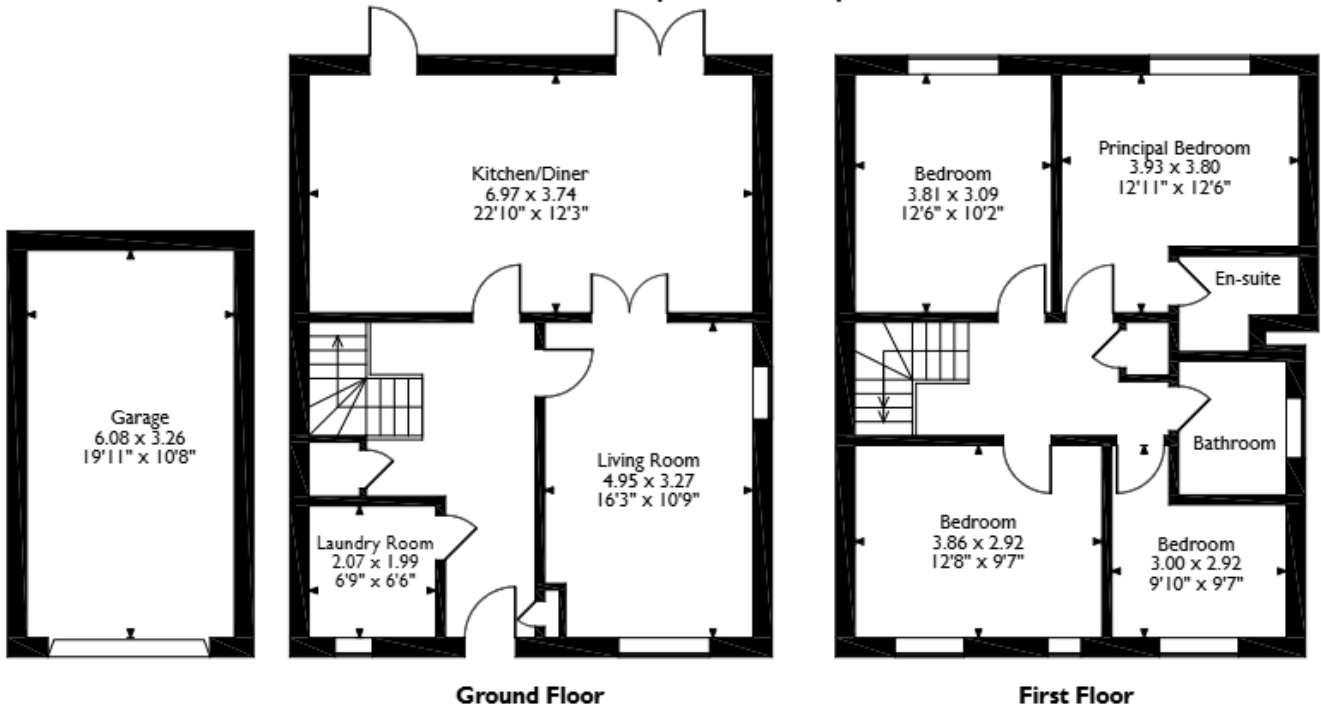
Positioned on one of the most exclusive and desirable plots, the interior of this beautifully presented, modern family home comprises a stylish kitchen/diner, living room, and a utility/boot room with cloakroom on the ground floor. The first floor consists of four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom. The exterior boasts a large private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in The Royal Town of Sutton Coldfield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Sutton Coldfield Train Station, a variety of local bus routes, and quick access to the M6 Toll.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Cotterill Drive, Sutton Coldfield
 Approximate Gross Internal Area
 Main House = 122 Sq M/1313 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 142 Sq M/1528 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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