



**Sundew Drive  
Birmingham  
West Midlands  
B37 7WD**

**Offers in Excess of £243,000**

**bettermove**

# Sundew Drive

## Birmingham

Bettermove are proud to present this impressive new build 4 bedroom semi-detached house in Chelmsley Wood available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

This is a leasehold property with 993 years remaining on the lease; there is no ground rent and no service charges.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and downstairs WC on the ground floor. The first floor consists of 4 bedrooms, the family bathroom and ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

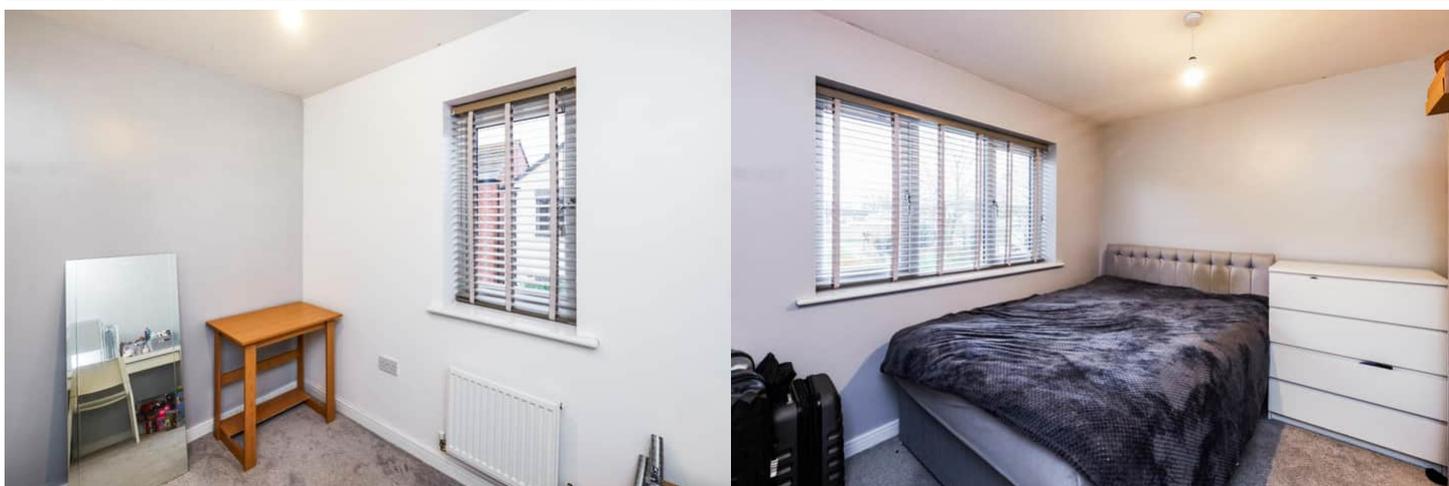
Located in the popular town of Chelmsley Wood, the property is within walking distance to local shops and schools, restaurants and pubs. Excellent transport connections can be found from Marston Green Train Station with direct links to Birmingham City Centre, The M6 and many local buses.

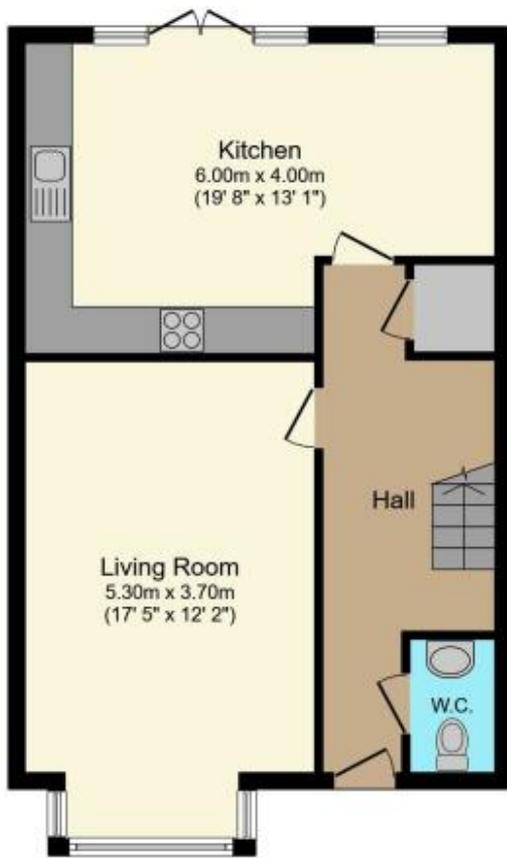
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

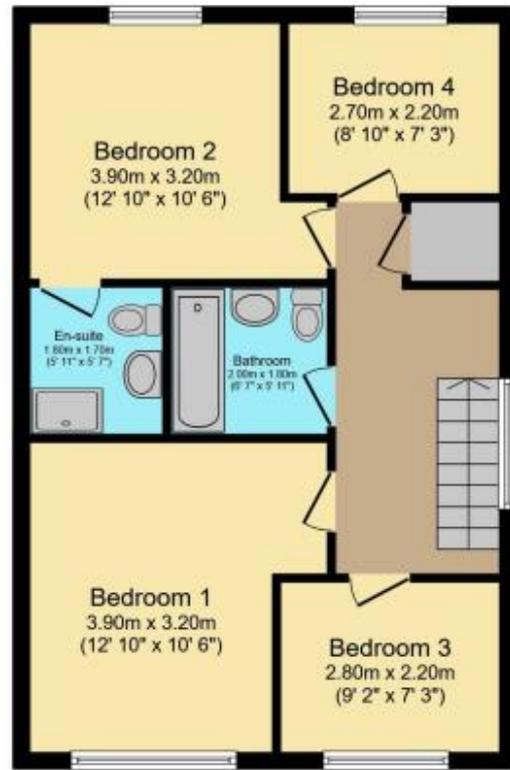
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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





**Ground Floor**



**First Floor**

Total floor area 114.7 sq.m. (1,235 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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