



Black and **White**
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43 SARK DRIVE, SMITHS WOOD , BIRMINGHAM, B36 0NU
£178,000





Modern Family Home

Discover the allure of Sark Drive, nestled in the serene neighbourhood of B36 0NU. This captivating family residence embodies the perfect fusion of comfort, style, and practicality, offering an idyllic haven for contemporary living in a peaceful locale.

Location Highlights: • Proximity to Schools: Families with children will appreciate the closeness to esteemed schools, ensuring quality education within reach.

Nearby shops, supermarkets, and local conveniences cater to your everyday needs, enhancing convenience and ease of living. Immerse yourself in nature with leisurely strolls or picnics in the nearby parks, perfect for enjoying the outdoors.

•Transport Links: Easy access to major roadways and public transport networks ensures seamless connectivity to neighbouring towns and cities, facilitating effortless commuting.



Property Features:

Ground Floor:

A welcoming porch leads to a spacious hallway, complemented by a storeroom offering additional storage convenience.

Kitchen: (3.69m x 3.46m)

A well-appointed kitchen awaits, equipped with a range of base and eye-level units, stainless steel sink, and ample workspace, facilitating culinary endeavours with ease.

Lounge: (5.14m x 3.56m)

The inviting lounge area boasts ample natural light, creating a cozy ambiance ideal for relaxation and entertainment.

First Floor:

Bedroom 1: (3.13m x 2.99m plus 0.89m x 0.89m)

Your personal retreat within this charming family home. This spacious bedroom offers ample space for relaxation and restful nights. Adorned with a UPVC double glazed window, this room invites natural light to illuminate its welcoming atmosphere. Complete with a radiator for added comfort.

Bedroom 2: 2.60m x 2.48m plus 0.35m x 0.35m

This room offers a comfortable retreat for relaxation and rejuvenation. Featuring a UPVC double glazed window that bathes the space in natural light. Complete with a radiator for optimal coziness, this bedroom is the perfect spot to unwind and recharge.

Bedroom 3: 2.89m x 2.34m plus 0.12m x 0.12m

This inviting space offers a tranquil ambiance and ample room for restful slumber. Enhanced by a UPVC double glazed window, it welcomes in natural light, creating a bright and airy atmosphere. Equipped with a radiator for added comfort.

Bathroom: A modern bathroom, featuring a three-piece suite comprising a bath with a fitted shower over and glass shower screen, wash hand basin, and low-level WC, ensuring daily rejuvenation.

The front garden is designed for simplicity and serenity. A paved pathway leads you to the entrance, making navigation easy and convenient.





You'll find a neat lawn area, perfect for relaxing or enjoying a breath of fresh air. Surrounding the lawn are tall conifer hedges, providing privacy and a cozy atmosphere.

The garden is enclosed by a sturdy fence, ensuring security and peace of mind. It's a lovely space to enjoy the outdoors right at your doorstep.

The rear garden is a peaceful retreat perfect for unwinding and outdoor fun. Surrounded by a sturdy fence, it offers privacy and security.



A gate at the back makes it easy to enter the garden from outside. Once inside, you'll find a spacious lawn, great for playing games or lounging in the sun.

Next to the lawn, there's a paved patio where you can enjoy meals outdoors or simply relax with a book. It's a versatile space for entertaining or quiet moments alone.

Disclaimer: The provided details are for informational purposes only. Prospective buyers are advised to conduct their own due diligence.

