



**2 Bracken Drive**

Sutton Coldfield, B75 7RF

**£159,950**



- Freehold Semi Detached Bungalow
- One Double Bedroom
- No Onward Chain
- Gardens to the front and rear

This delightful bungalow is situated in an established residential location close to local shops, schools and bus services.

It is set back from the road behind a lawned front garden and has the following accommodation -

Double glazed UPVC entrance door to

**ENTRANCE HALL** with a radiator and built in meter cupboard

**LIVING ROOM** having a feature fireplace with back boiler (disconnected - boiler in loft), double glazed bow window and radiator

**KITCHEN** with base and wall cupboards, larder unit, work surfaces, inset stainless steel sink unit with mixer tap, built in oven and hob, space for a washing machine and fridge freezer, ceramic wall and floor tiling, double glazed window and door to rear garden

**BEDROOM** having a laminate floor, double glazed window, radiator and loft access hatch

**BATHROOM** with a white suite comprising panelled bath with electric shower, pedestal wash hand basin and toilet; ceramic wall tiling and double glazed window

**ENCLOSED REAR GARDEN** mainly paved with brick outbuildings and side access gate

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



### Floor Plan

Approx. 38.3 sq. metres (411.8 sq. feet)

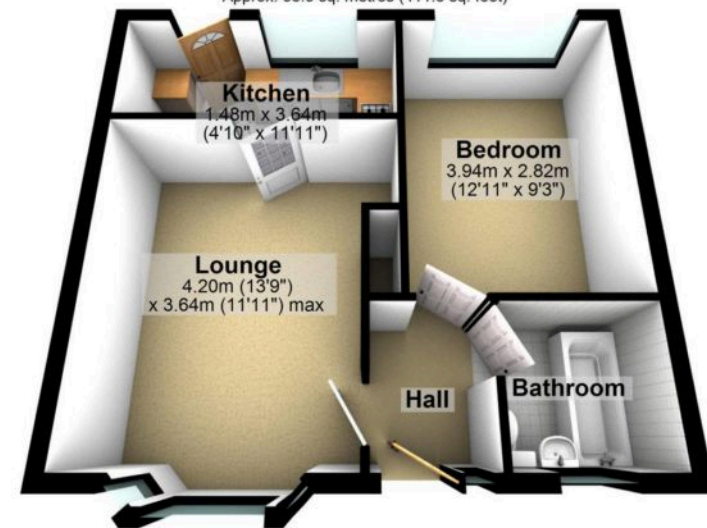


Total area: approx. 38.3 sq. metres (411.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

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## Steve Morris & Son Estate Agents

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