



Retford Drive
Sutton Coldfield, B76 1DG

£370,000

Property Features

- Semi-detached family home
- Three bedrooms
- Two reception rooms plus kitchen/diner
- Spacious living room
- Integral garage with internal access
- Driveway providing off-road parking
- Enclosed rear garden with patio
- Well presented throughout
- Popular residential location
- Ideal for families or upsizers

Full Description

A well presented semi-detached family home offering generous and versatile living space throughout. The property benefits from multiple reception rooms, a modern kitchen dining area, three well proportioned bedrooms and an integral garage. Externally there is off road parking to the front and an enclosed rear garden ideal for families and entertaining.

THE FORE

Set back from the road, the property features a driveway providing off road parking alongside a lawned frontage. The integral garage offers additional parking or storage, with a welcoming entrance leading into the home.

GROUND FLOOR

The ground floor offers excellent living flexibility with a spacious living room to the front and a separate family room to the rear. The kitchen diner sits at the heart of the home and provides ample space for everyday family life and hosting, with direct access to the rear garden. Internal access to the garage adds further practicality.

LIVING ROOM

15' 1" x 10' 6" (4.6m x 3.2m)

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

18' 6" x 18' 4" (5.64m x 5.59m)

FIRST FLOOR

The first floor comprises three well sized bedrooms, including a generous main bedroom with fitted wardrobe space. A family bathroom serves all bedrooms and the landing offers access to useful built in storage.

BEDROOM ONE



13' 7" x 9' 8" (4.14m x 2.95m)

BEDROOM TWO

10' 2" x 10' (3.1m x 3.05m)

BEDROOM THREE

8' 5" x 8' 4" (2.57m x 2.54m)

BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m)

THE REAR

To the rear is a private enclosed garden laid mainly to lawn with a patio seating area, perfect for outdoor dining and relaxing. The garden offers a safe and secure space for children and pets with fencing to the boundaries.

GARAGE

16' 8" x 8' 2" (5.08m x 2.49m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

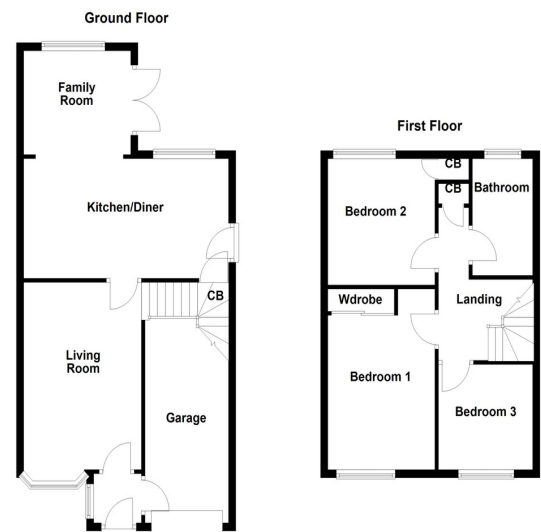
TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements