



**Bilberry Crescent,**  
Sutton Coldfield, West Midlands, B76 1SL  
Offers In Excess Of £315,000



NEWTON FALLOWELL are pleased to market this immaculate family home opportunity in Walmley, Sutton Coldfield. The property is located on the sought after New Hall Estate with local shops, amenities and transport links to the town centre. The property briefly comprises of a kitchen/diner with integrated appliances, living room, downstairs w/c, master bedroom with ensuite, two further bedrooms and a family bathroom. It also benefits from, gas central heating and double glazing through out, along with off road parking and a rear garden. Viewings are advised!

#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

#### Draft Details

PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.



