



2 Musgrave Close, Sutton Coldfield

Sutton Coldfield

Offers in Region of **£495,000**

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Sutton Coldfield, Sutton Coldfield

Spacious 3-bed detached bungalow with garden in popular location. Kitchen, lounge, dining room, conservatory, 3 bedrooms, shower room, garage.

Gas heating, double glazing.

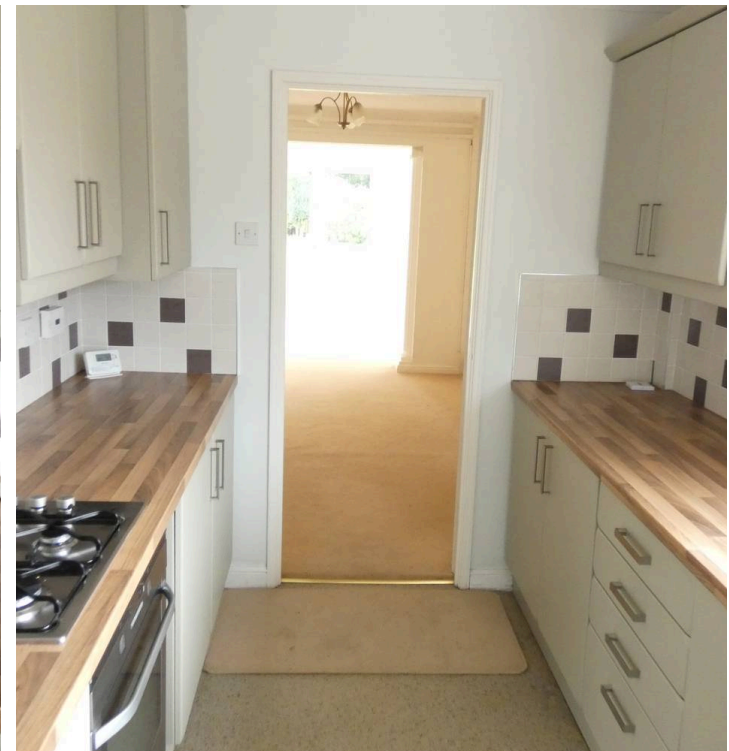
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three double bedrooms
- Detached bungalow
- Contemporary shower room
- Separate dining room
- Modern kitchen
- No Chain
- Conservatory
- Single garage
- Large garden
- Large living room



Hallway

doors to both the master bedroom and fitted kitchen

Kitchen

12' 6" x 8' 2" (3.81m x 2.49m)

a range of wall and base mounted units with complementing work surfaces over, built in oven and hob with extractor fan over, tiled splash backs, window to the side elevation, and door to the extended dining/living area.

Dining/Living Area

25' 7" x 9' 8" (7.80m x 2.95m)

A superb room offering a multitude of uses and has been extended to offer versatile and excellent entertaining space, there are patio doors to the rear leading out to the garden, 2 radiators and sliding doors leading to the conservatory and a door to the formal lounge and inner hallway.

Conservatory

A lovely sized room with windows to the side and rear offering views over the rear garden and a further set of sliding patio doors leading to the lounge.

Lounge

16' 1" x 15' 7" (4.90m x 4.75m)

Having a bay window to the front aspect, a feature gas fireplace with marble hearth and surround as the focal point, and radiator.

Inner Hallway

An inner hallway gives access to bedroom 1 which also has access from the hallway at the front of the bungalow.

Bedroom 1

18' 6" x 11' 7" (5.64m x 3.53m)

a bay window to the front, full width built in wardrobes with shelving and hanging space, overhead storage and radiator.

Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

windows to both side and rear, radiator

Bedroom 3

15' 3" x 9' 6" (4.65m x 2.90m)



Ground Floor

