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Conchar Road  
Sutton Coldfield



## Property Description

A 3 bedroom detached bungalow located on a corner plot position having good sized block paved driveway and single garage. The accommodation comprises entrance porch and reception hallway, good sized dual aspect lounge with feature fireplace and with French door giving access to a conservatory, modern fitted breakfast kitchen, 3 bedrooms and a refitted walk in wet room shower room. There is garden to the front, side and rear. Central heating and double glazing. In need of some cosmetic updating. In a good school catchment area.

## Entrance Porch

Having double glazed door to the front giving access into the porch area with double glazed window to the side. Internal door gives access into the reception hall.

## Reception Hall

Having radiator to wall, decorative coving to ceiling, door to the built-in cloak storage cupboard and doors to the lounge, three bedrooms, fitted kitchen and the wet-room. Having loft access.

## Family Lounge

12' 10" plus the door recess x 18' 1" excluding the recess ( 3.91m plus the door recess x 5.51m excluding the recess )

Having double glazed leaded light window to the side and rear, radiator to wall, TV aerial point, coving to ceiling, decorative ceiling

rose, living flame gas fire with feature wooden fire surround and double glazed French doors leading into the conservatory.

## Conservatory

20' 8" x 9' 4" ( 6.30m x 2.84m )

Being a UPVC double glazed conservatory with tiled flooring and double glazed French doors to the rear garden.

## Fitted Breakfast Kitchen

11' 9" x 9' 6" ( 3.58m x 2.90m )

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units and decorative splash back tiling, stainless steel sink and drainer unit with mixer over, cupboards under, integrated electric oven, integrated electric hob and built-in cooker hood, built in fridge, radiator to wall, double glazed window to the rear overlooking the rear garden, tiled flooring, breakfast bar area with seating overhang and door gives access into side cupboard area.

## Side Covered Area

21' 2" x 4' 10" ( 6.45m x 1.47m )

Having space and plumbing for washing machine, double glazed door gives access into the rear garden, double glazed door to the front giving access onto the front driveway and internal pedestrian door giving access into the garage.

## Bedroom One

13' 10" x 11' 5" max ( 4.22m x 3.48m max )

Having double glazed window to the side, two

radiators to wall, TV aerial point, coving to ceiling, and built-in wardrobes with cupboards over the bed area.

### Bedroom Two

13' 10" max x 8' ( 4.22m max x 2.44m )

Having double glazed window to the side, double paneled radiator to wall and built-in double wardrobe.

### Bedroom Three

9' 11" x 9' 5" ( 3.02m x 2.87m )

Having double glazed window to the front, radiator to wall and coving to ceiling.

### Refitted Wet Room

Having a walk-in shower with electric shower facility, vanity wash hand basin with built in fitted cupboards under providing excellent storage, low level flush W/C, wall mounted heated towel radiator and second radiator to wall, full tiling to walls and two frosted double glazed windows to the rear.

### Outside Front

Having blocked paved driveway providing off road parking, planted area, door gives access to the side covered area which provides excellent storage. access to the rear garden and pedestrian door to the garage. Access from the front to the rear garden which is adjacent to the side covered area.

### Side Garden

Being a wraparound garden, having space for a shed, patio area and wall.

### Rear Garden

Having patio area, planted borders and space for a shed.

### Garage

15' 11" x 8' 1" ( 4.85m x 2.46m )

Having power and lighting, roll up-and-over door, wall mounted central heating boiler, gas and electricity meters to wall. Access into the side cupboard area.









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Tenure: Freehold

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