



Connells

London Road  
Canwell Sutton Coldfield





### Property Description

A characterful 3 double bedroom semi-detached cottage set on the edge of the countryside with views over fields with an extensive wrap around garden. The cottage has many retaining character features and is located close to main road transport links. The cottage comprises a good sized driveway providing space for several cars, entrance porch and reception hall. There is flexible living accommodation with 3 reception rooms to include a family lounge, a long room/sitting dining room and a separate family sitting room. there is a good sized kitchen overlooking the rear garden with a feature Aga. On the first floor there is a master bedroom with dressing area and en-suite shower room and 2 further double bedrooms, family bathroom and separate WC. Outside there are landscaped cottage style gardens to the side and rear with planted borders, rear and side patios, shaped lawns, outhouse utility room and outside WC and space for shed and greenhouse. On the edge of the countryside but in stones throw of amenities.

### Entrance Porch

Having a single glazed door to the front giving access into the good sized porch area with single glazed window to the front, tiled flooring, feature window into the hall and internal door giving access into the reception hall.

### Reception Hall

Having doors off to the lounge & the sitting room, radiator to wall and dog legged staircase leads off to the first floor landing.

### Family Lounge

18' 1" to include the bay x 11' 11" to include the recess ( 5.51m to include the bay x 3.63m to include the recess )

Having a single glazed walk-in bay window to the front, radiator to wall, TV aerial point, feature fire place with display recessed lighting, feature beam work, open fire facility, two wall light fittings, brick built surround and shelving surround and double doors open into the sitting room.

### Sitting Room

20' 8" to the front of the fire place x 8' 11" ( 6.30m to the front of the fire place x 2.72m )

Having two double glazed windows to the rear, two radiators to wall, feature log burner with feature fire surround, quarry tiled flooring, door off to useful pantry storage cupboard, door gives access back into the hallway and door gives access into the kitchen.

### Family Kitchen

11' 10" x 12' ( 3.61m x 3.66m )

Comprising a fitted kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the gardens, one and a half bowl stainless steel sink unit and drainer with mixer tap over, decorative splash back tiling, integrated dishwasher, space for a fridge, feature Aga, splash back tiling, underfloor heating, glazed door leads back into the dining room, door to the family room and stable door gives access into the rear garden.

### Family Room

15' 11" x 11' 10" ( 4.85m x 3.61m )

Having double glazed French doors leading out onto the side garden, spotlights to ceiling, radiator to wall and being an excellent sized family room,

### First Floor Landing

Having radiator to wall, window to the front, doors off to the three bedrooms, the bathroom and separate W/C.

### Bedroom One

15' x 11' 11" ( 4.57m x 3.63m )

Having double glazed window to the front and side overlooking the gardens, radiator to wall, feature steps down from the landing into the room, wooden flooring and open access to the dressing room, which in turn leads onto the en-suite.

### Dressing Room Area

Providing excellent dressing room space having double glazed window to the rear overlooking the rear gardens, door to an airing cupboard and door to the en-suite shower room.

### En-Suite Shower Room

Having shower cubicle, wash hand basin, extractor fan, low level flush W/C, double glazed window to the rear, tiled flooring and wall mounted central heating towel radiator.

### Bedroom Two

12' x 12' ( 3.66m x 3.66m )

Having double glazed window to the front and radiator to wall.

### Bedroom Three

11' 11" max, to include the recess x 11' 11" ( 3.63m max, to include the recess x 3.63m )

Having double glazed window to the rear overlooking the rear gardens and radiator to wall.

### Family Bathroom

Having paneled bath with electric shower over, wash hand basin, radiator to wall, part tiling to walls and skylight window to the ceiling.

### Separate W/c

Having low level flush W/C, wall mounted wash hand basin with cupboard under, splash tiling and radiator to wall.

### Outside Front

Having good sized driveway providing ample off road parking and gated access into the rear garden.

### Rear And Side Gardens

The rear and side gardens are wrap around gardens. They are mature and established with excellent views onto fields, there is a feature cover seated canopied area has a light facility provides excellent shade and dry seating area for all year round, having a large patio and fencing to the side, garden laid to lawn, gated side access, space for a shed, space for a greenhouse and having mature planted shrubs & borders and being an excellent cottage style garden.

### Coach House / Outhouse

There is a outhouse that provides laundry space and has work surfaces, space and plumbing for a washing machine, has power and lighting, there is an additional outdoor W/C with low level flush W/C.



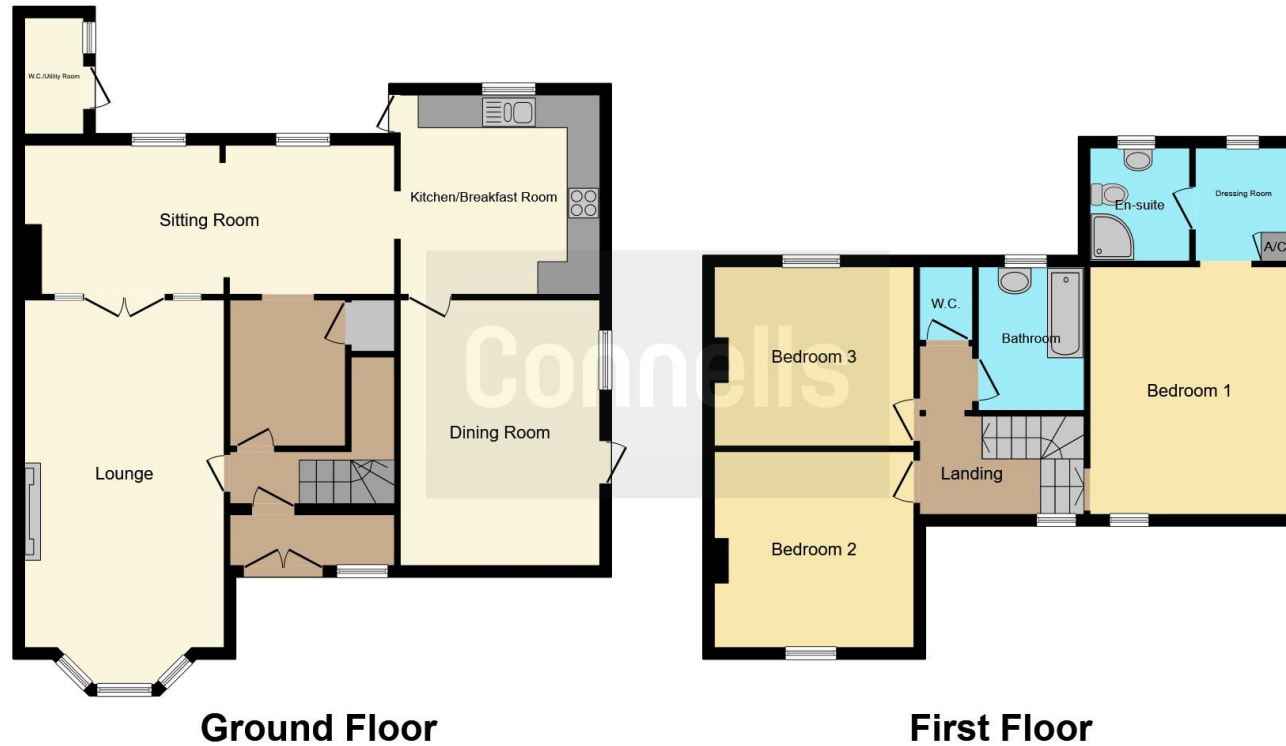












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**view this property online [connells.co.uk/Property/SCO309263](http://connells.co.uk/Property/SCO309263)**

**directions to this property:**

From Connells Sutton turn right onto the High St, High St becomes Lichfield RD, turn right onto Tamworth Rd, left onto Weeford Rd, right onto Slade Rd, left onto London Rd & the home is on left hand side of the road.

**EPC Rating: F**

Tenure: Freehold



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