



Connells

Old Langley Hall Ox Leys Road
Sutton Coldfield



Property Description

A characterful 3 bedroom house located on the edge of fields in a courtyard quadrant assembly. The home benefits from having a double garage. Located close to main road and motorway links and in a good school catchment. The accommodation is spacious and comprises reception hallway, guest W/C, dual aspect lounge diner, separate refitted dining kitchen with some built in appliances. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms & a family bathroom with bath & shower cubicle. There are well maintained communal gardens to the centre of the courtyard and then there is a good sized well established private rear garden. The home benefits from mainly double glazing and gas radiator central heating.

Courtyard Setting

The property is located in a pleasant courtyard setting and has communal front gardens which are manicured and landscaped.

Access To The Private

Accommodation

The entrance doors to all the properties inside the quadrant courtyard.

The parking and garages to the outside of the courtyard quadrant.

Entrance Hall

Having entrance door with port hole window to the front giving access into the entrance hall, having telephone point, cupboard to wall housing the meters and having useful under stairs storage cupboard. Doors give access to the kitchen, lounge, diner and the guest W/C. A dogleg staircase to the first floor landing.

Guest Cloakroom

Having low level flush W/C, wall mounted wash hand basin, tiled splash back, frosted double glazed window to the front and radiator to wall.

Family Lounge Diner

20' 6" x 13' 1" (6.25m x 3.99m)

Having double glazed window to the front and double glazed door opening into the lounge, which gives access to the garden, having a canopied porch over this door, two radiators to wall, telephone point, TV aerial point, decorative coving to ceiling, feature fire surround with inset & hearth and electric fire point and space for a dining table.

Refitted Breakfast Kitchen

15' 9" x 9' 9" (4.80m x 2.97m)

Being a good sized refitted breakfast kitchen, having fitted base units with work surfaces over and matching up-stand, fitted matching wall units, feature ceramic sink and drainer with mixer tap over, cupboards under, integrated double electric oven, integrated slim line dishwasher, integrated fridge and

separate freezer, space and plumbing for a washing machine, wall mounted central heating boiler, built-in spotlights, kick board plinth heater and double glazed door gives access into the rear garden and two double glazed windows to the rear overlooking the garden.

First Floor Landing

Having loft access, the vendor advises there is a pull down ladder, double glazed window to the front, radiator to wall and built-in storage cupboard, doors to the three bedrooms and the bathroom.

Bedroom One

13' x 9' 2" (3.96m x 2.79m)

Having double glazed window to the rear overlooking the rear gardens with excellent countryside views, radiator to wall, TV aerial point, built-in double wardrobes having hanging rail and shelving and door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, wall mounted wash hand basin with cupboards under, low level flush W/C, spotlights to ceiling, frosted double glazed window to the rear, light controlled extractor fan, tiled floor and wall mounted heated towel rail radiator.

Bedroom Two

13' x 8' 6" max (3.96m x 2.59m max)

Having double glazed window to the front, radiator to wall and telephone point.

Bedroom Three

10' 1" x 9' 2" (3.07m x 2.79m)

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

Family Bathroom

Having paneled bath, separate shower cubicle with electric shower facility, wash hand basin, low level flush W/C, frosted double glazed window, wall mounted heated towel rail radiator to wall and laminate flooring.

Outside

Rear Garden

Being a mature and landscaped rear garden with a cottage style feel, having patio area, garden laid to lawn with shaped borders to both sides, well stocked with shrubs and herbaceous plants and pathway leading to the rear garage.

Rear Double Garage

21' 10" x 18' 5" (6.65m x 5.61m)

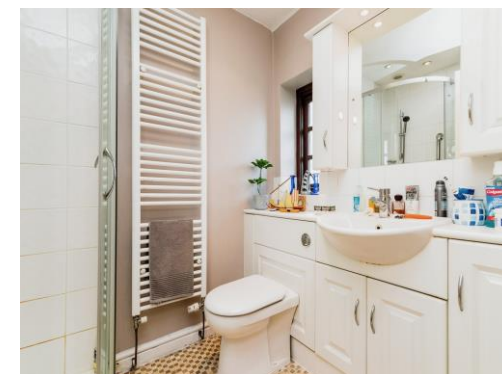
Having two separate up-and-over doors, power and lighting, loft access, providing excellent storage and having pull down ladder, a pedestrian door gives access into the garden.

There is parking to the front of the garages on the outer side of the quadrant.

Directions From Connells

Sutton Coldfield

Turn left onto Coleshill Street, at the traffic lights turn left onto Coleshill Road, go under the bridge and proceed straight ahead to Reddican Hill. Reddican Hill becomes

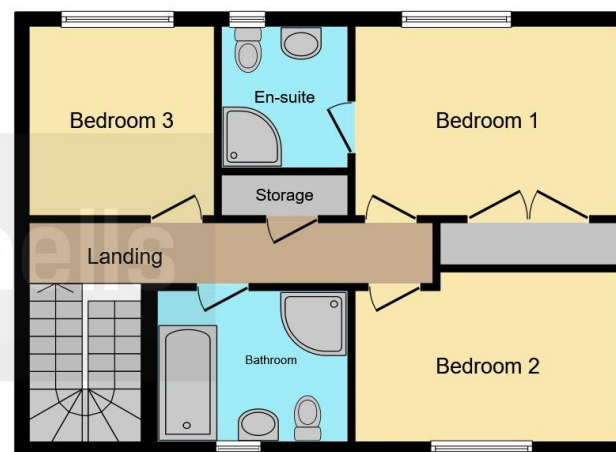








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 354 4481

E suttoncoldfield@connells.co.uk

4/6 High Street
SUTTON COLDFIELD B72 1XA

EPC Rating: D

view this property online [connells.co.uk/Property/SCO309566](https://www.connells.co.uk/Property/SCO309566)

Tenure: Freehold



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