



**Connells**

Springfield Road  
Sutton Coldfield





### Property Description

A 3 bedroom mid town house offered with NO UPWARD CHAIN overlooking fields to the front. In need of cosmetic updating. Close to main road and motorway transport links. Having entrance porch and hallway and lounge with access to the dining room. There is a good sized conservatory overlooking the rear garden. There is a modern fitted kitchen. On the first floor there are 3 good sized bedrooms, store room/walk in wardrobe and a refitted walk in shower room. There is a driveway to the front and a good sized rear garden. The property has been immaculately maintained and located in an excellent school catchment area for primary and senior schools.

### Entrance Porch

Having single glazed double doors giving access into the entrance porch and an internal single glazed door giving access into the reception hall.

### Entrance Hall

Having frosted double glazed window to the front, telephone point, radiator to wall, cupboard to wall housing the electric meter, door gives access into the lounge, kitchen and stairs leading onto the first floor landing.

### Lounge

12' 1" MAX x 14' 4" MAX ( 3.68m MAX x 4.37m MAX )

Having double glazed window to the front, radiator to wall, decorative coving to ceiling, one wall light fitting, electric fire with insert and hearth, recess lighting and access into the dining room.

### Dining Room

10' 4" x 9' 11" PLUS THE DOOR RECESS ( 3.15m x 3.02m PLUS THE DOOR RECESS )

Having sliding double glazed patio doors leading into the conservatory, coving to ceiling, radiator to wall and doorway gives access into the kitchen.

### Conservatory

8' 8" x 8' 10" ( 2.64m x 2.69m )

Being a UVPC double glazed conservatory, having telephone point, sliding double glazed door leading into the rear garden.

### Kitchen

14' 5" MAX TO INCLUDE WALKWAY x 8' 1" ( 4.39m MAX TO INCLUDE WALKWAY x 2.46m )

Comprising a modern refitted kitchen, having fitted base units with work surfaces over and decorative splash back tiling, fitted matching wall units, sink and drainer unit with taps over, electric cooker point, built-in cooker hood, space and plumbing for a washing machine, space for an under counter fridge and an under counter freezer and door to a pantry area which has a single glazed window to the side.

### First Floor Landing

Having doors off to the three bedrooms, shower room and the store room/walk in wardrobe.

## Bedroom One

10' 3" to rear of robe excl walkway x 13' 3" ( 3.12m to rear of robe excl walkway x 4.04m )

Having double glazed window to the front, radiator to wall, built-in wardrobes with hanging rail and shelving that provides excellent storage.

## Bedroom Two

12' 4" TO THE REAR OF THE WARDROBE. x 11' 2" ( 3.76m TO THE REAR OF THE WARDROBE. x 3.40m )

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

## Bedroom Three

9' 10" MAX x 8' 3" ( 3.00m MAX x 2.51m )

Having double glazed window to the front, radiator to wall and storage cupboard over the bulk head of the stairs.

## Store Room

7' 6" x 4' ( 2.29m x 1.22m )

Benefiting from light facility and shelving that provides excellent storage.

## Shower Room

Being a refitted shower room with walk-in shower, wash hand basin, low level flush W/C, part tiling to walls, frosted double glazed window to the rear, radiator to wall and door to a storage cupboard housing the wall mounted central heating boiler.

## Outside Front

Having driveway providing off road parking and access to the side passage giving access into the rear garden.

## Rear Garden

Being an excellent sized rear garden, benefiting from having 3 brick built outhouses. 1 outhouse is an outside W/C, the 2nd and 3rd outhouse provide excellent storage and the 3rd also has a single glazed window overlooking the rear garden. There is garden laid to lawn, pathway leading to the garden area of the property, fencing to the perimeter with various plants and shrubs.















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To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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