



**Connells**

Station Road  
Sutton Coldfield





### Property Description

A 3 bedroom detached family located offered with NO UPWARD CHAIN. In need of updating and having potential for extension (subject to planning). Having a good sized driveway and single garage. The accommodation comprises an entrance porch and hallway, family lounge with a separate dining room and conservatory. There is a fitted kitchen and side covered area with utility area. On the first floor landing there are 3 bedrooms and a family bathroom and separate WC. The property is in an excellent location with easy access to main road, bus and rail links and in a good school catchment area.

### Entrance Porch

Having double glazed door to the front giving access to the entrance porch with an internal single glazed door to the hallway.

### Entrance Hallway

Having single glazed door to the front, coving to ceiling, telephone point, glazed door gives access into the kitchen and door gives access into the lounge, radiator to wall and dog leg staircase leads to the first floor landing.

### Lounge

14' 11" x 11' 2" ( 4.55m x 3.40m )  
Having double glazed bay window to the front, two radiators to wall, two TV aerial points, tiled hearth with living flame gas fire, brick built fire surround with wooden mantle

over and single doors with access into the dining room.

### Dining Room

13' 5" PLUS THE DOOR RECESS x 11' 2" MAX ( 4.09m PLUS THE DOOR RECESS x 3.40m MAX )

Having two single glazed windows to the rear, TV aerial point, two radiators to wall, glazed door gives access into the kitchen, double glazed window to the side and single glazed door gives access into the conservatory, .

### Conservatory

10' 10" TO INCLUDE THE DOOR RECESS x 7' 3" ( 3.30m TO INCLUDE THE DOOR RECESS x 2.21m )

Being a UVPC double glazed conservatory and having radiator. Door gives access to the rear garden.

### Kitchen

13' x 7' 7" ( 3.96m x 2.31m )

Comprising a fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units and display cabinets, splash back tiling, double glazed window to the rear overlooking the rear garden, one and half bowl stainless steel sink unit with mixer tap over, cupboards under, decorative splash back tiling, electric cooker point, built-in cooker hood, space and plumbing for a dishwasher, floor mounted central boiler concealed within unit, doors gives access into the dining room and single glazed door gives access into the the utility room,

## Utility Room

20' x 6' 4" MAX, PLUS THE DOOR RECESS ( 6.10m x 1.93m MAX, PLUS THE DOOR RECESS )

Having fitted base units, sink and drainer unit with taps over, space and plumbing for a washing machine, two radiators to wall, work surfaces, double glazed window to the side and double glazed door to the rear garden, tiled splash back. Door to the side access which also leads into the pedestrian door to the garage. Door to storage cupboard.

## First Floor Landing

Having double glazed frosted window to the side, loft access with drop down ladder, coving to ceiling and doors off to the three bedrooms and the bathroom.

## Bedroom One

13' x 8' 11" ( 3.96m x 2.72m )

Having double glazed window to the front, radiator to wall, built-in wardrobes and built-in dresser unit with cupboard over.

## Bedroom Two

12' 5" x 9' 2" TO THE FRONT OF THE WARDROBES ( 3.78m x 2.79m TO THE FRONT OF THE WARDROBES )

Having double glazed window to the front, radiator to wall and wall-to-wall built-in wardrobes with built-in dressing table.

## Bedroom Three

11' 3" x 11' 2" ( 3.43m x 3.40m )

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

## Bathroom

Having paneled bath, vanity wash hand basin with cupboard under, frosted double glazed window to the rear, shaver point, fully tiled and radiator to wall.

## Separate W/c

Having a low level flush W/C and frosted double glazed window to the rear.

## Outside Front

Having driveway providing off road parking, hedge to the front, garden laid to lawn, various plants and shrubs, access to the garage.

## Garage

17' 4" x 7' 11" ( 5.28m x 2.41m )

Having doors opening onto the driveway, housing the gas and electricity meter and pedestrian door gives access into the side covered area which leads to the utility room.

## Rear Garden

Having garden laid to lawn, patio area, various plants and shrubs.

## Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.















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](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO309443](http://connells.co.uk/Property/SCO309443)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO309443 - 0006