



Connells

Whichford Close
Sutton Coldfield



Property Description

Connells are delighted to present this sizeable detached three bedroom home occupying a corner plot with ample room to extend. The property is being sold with NO UPWARD CHAIN and viewing is highly recommended to appreciate the potential. The ground floor offers a front living room with rear kitchen diner and conservatory along with guest WC. The first floor is home to three generous sized bedrooms, master with en suite and family bathroom with both bath and separate shower cubicle. The rear garden is beautifully presented with laid to lawn and established borders. There is a single Garage attached to the side along with a front driveway. Call now to arrange a viewing on this great sized family home. Accessed via the main door to the side the property comprises:

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.

Entrance Hall

With main door to the side, radiator, stairs to the first floor and doors to:

Guest WC

Partially tiled with low level WC, wash hand basin, radiator and double glazed window to the front

Living Room

11' 7" x 13' 11" PLUS BAY (3.53m x 4.24m PLUS BAY)

With two radiators, feature fireplace with gas fire installed, double glazed bay window to the front and door to the Kitchen-Diner

Kitchen-Diner

16' 4" MAX x 11' 4" (4.98m MAX x 3.45m)

Fitted kitchen with a range of wall and base units, sink and drainer, integrated dishwasher, electric hob with cooker-hood over, electric oven and grill, splash back tiling, double glazed window to the rear, dining area with radiator and doors to the Conservatory

Conservatory

9' x 9' 8" (2.74m x 2.95m)

With radiator, double glazed windows to the sides and rear and French doors to the side

First Floor Landing

With stairs from the ground floor, radiator, loft hatch and doors to:

Bedroom One

11' x 9' 3" TO WARDROBES (3.35m x 2.82m TO WARDROBES)

With radiator, fitted wardrobes, double glazed window and door to the en suite

En Suite

Partially tiled suite comprising shower cubicle with mains powered shower installed, low level WC, wash hand basin, radiator and double glazed window

Bedroom Two

13' 1" x 9' 3" (3.99m x 2.82m)

With radiator, fitted wardrobes and double glazed window

Bedroom Three

8' 2" x 9' 10" (2.49m x 3.00m)

With radiator, fitted wardrobes and double glazed window

Bathroom

Partially tiled suite comprising bath with mixer taps, separate shower cubicle, low level WC, wash hand basin, radiator, double glazed window and airing cupboard with shelf storage

Garage

With electric up and over door to the front, plumbing and fitted sink area at the rear, pedestrian door to the rear, electrical power and lighting

Outside

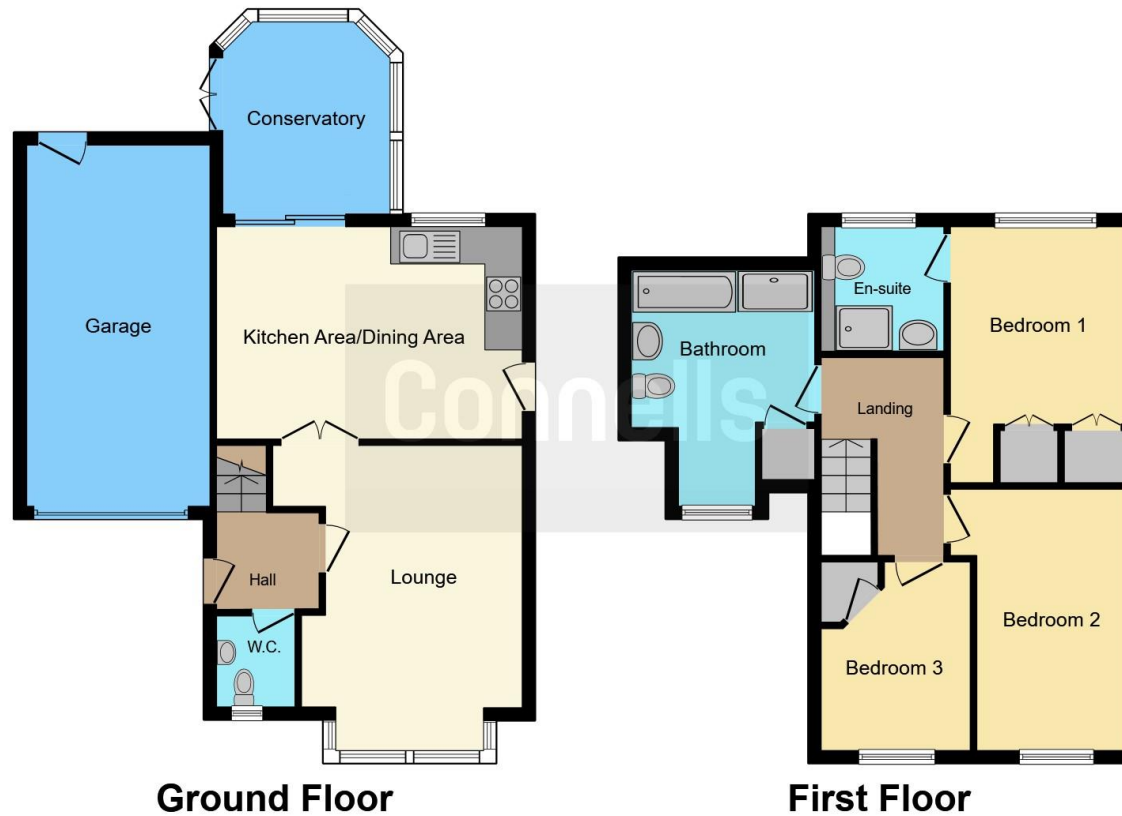
To the front is a driveway providing off-road parking for several vehicles. There is a substantial area to the side with a wall to frame it.

To the rear is a beautifully maintained and well established garden with laid to lawn, shrubs and fences to the boarders, side access, patio area and external tap.









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

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EPC Rating: D

view this property online connells.co.uk/Property/SCO309755

Tenure: Freehold



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.

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