



Connells

Crofters Lane
Sutton Coldfield



Property Description

A well presented 3 bedroom modern detached home having canopied entrance porch, hallway, good sized family lounge opening into a dining room and access to a conservatory. There is a modern fitted kitchen, utility room and a guest WC. On the first floor there is a master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. There is a single integral garage, driveway and a low maintenance rear garden. The property has good access to Mere Green facilities, good school catchment area and close to main road transport links.

Entrance Hall

Having composite door to the front giving access to the entrance hall, radiator to wall, coving to ceiling, stairs lead to the first floor landing, laminate flooring and door gives access into the lounge.

Lounge

13' 5" MAX x 14' 1" (4.09m MAX x 4.29m)

Having double glazed window to the front, radiator to wall, TV aerial point, coving to ceiling, living flame gas fire with feature fire surround and hearth, archway into the dining area and door gives access into the kitchen.

Dining Area

10' 6" PLUS THE DOOR RECESS x 8' (3.20m PLUS THE DOOR RECESS x 2.44m)

Having double glazed French doors opening into the conservatory, radiator to wall, coving to ceiling and laminate flooring.

Conservatory

8' 7" TO INCLUDE THE DOOR RECESS x 6' TO EXCLUDE THE DOOR RECESS (2.62m TO INCLUDE THE DOOR RECESS x 1.83m TO EXCLUDE THE DOOR RECESS)

Being a UPVC double glazed conservatory, having two wall lights, double doors leading to the rear garden and laminate flooring.

Fitted Kitchen

10' 7" TO INCLUDE THE WALKWAY x 7' 3" (3.23m TO INCLUDE THE WALKWAY x 2.21m)

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over and splash back tiling, fitted matching wall units, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated electric oven, integrated gas hob, space for an under counter fridge, radiator to wall, double glazed window overlooking the rear garden and open access to the utility room.

Utility Room

6' 2" x 6' (1.88m x 1.83m)

Having fitted base units with work surfaces over and fitted matching wall units, sink and drainer unit with taps over, cupboards under, space and plumbing for a washing machine, wall mounted central heating boiler, extractor fan, double glazed door gives access into the rear garden and door gives access to the guest W/C.

Guest W/C

Having low level flush W/C, wash hand basin, frost double glazed window to the side, radiator to wall and spotlights to ceiling.

First Floor Landing

Having loft access, doors off to the airing cupboard housing the hot water tank and shelving and doors off to the three bedrooms and the family bathroom.

Bedroom One

11' x 10' 3" (3.35m x 3.12m)

Having a double glazed window to the front, radiator to wall, TV aerial point, archway to the dressing area. The dressing area has two built-in wardrobes and door gives access into the en-suite shower room.

Shower Room

Having shower cubicle with electric shower facility, wash hand basin, low level flush W/C, extractor fan, spotlight to ceiling, shaver point, radiator to wall, and frosted double glazed window to the rear, part tiling to walls.

Bedroom Two

12' 8" x 9' 7" MAX (3.86m x 2.92m MAX)

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

Bedroom Three

7' 6" TO THE FRONT OF THE WARDROBES x 6' 9" (2.29m TO THE FRONT OF THE WARDROBES x 2.06m)

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

Family Bathroom

Having panelled bath with mixer tap over, pedestal wash hand basin, low level flush W/C, frosted double glazed window to the rear, extractor fan to wall, spotlights to ceiling and radiator to wall.

Outside Front

Being double driveway, providing off road parking, access to the garage, gated side access into the rear garden.

Rear Garden

Having fencing to the perimeter, garden laid mainly to lawn, patio area, outside tap and gated access to the front.

Garage

16' 4" x 8' (4.98m x 2.44m)

Having power and lighting and up & over door.









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: E

Tenure: Freehold

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