



**Connells**

The Willows  
Sutton Coldfield

# The Willows

## Sutton Coldfield B76 2PX

for sale offers over  
**£450,000**



### Property Description

A 4 bedroom detached home located in a quiet cul-de-sach having 3 double bedrooms and 1 single bedroom. Offered with NO UPWARD CHAIN. In need of some cosmetic updating but immaculately maintained. Having entrance porch and hallway, guest WC, family lounge opening into a separate dining room and a conservatory. There is a refitted kitchen with some integrated appliances and with a separate utility room. There is a master bedroom with an en-suite shower room, 3 further bedrooms and a family bathroom. There is an integral garage and a block paved driveway. To the rear there is a well maintained low maintenance rear garden. In an excellent school catchment area and close to main road transport links and amenities. Excellent quiet location.

### Porch

Having double glazed door giving access to the porch. Light facility and single glazed internal door giving access into the hallway.

### Entrance Hallway

Having radiator to wall, coving to the ceiling, laminate floor, internal door to the garage. Doors to the guest WC, lounge and kitchen. Stairs lead to the first floor landing.

### Guest Wc

Having low level flush WC, wash hand basin with cupboard under, frosted double glazed

window to the side, laminate floor, radiator and part tiled.

### Lounge

17' 10" to include bay x 11' 3" max ( 5.44m to include bay x 3.43m max )

Having double glazed walk in bay window to the front, two double paneled radiators, telephone and TV aerial point, coving, living flame gas fire with marble effect inset and hearth and feature wooden fire surround. Doors give access to the dining room.

### Dining Room

11' plus door recess x 9' 4" ( 3.35m plus door recess x 2.84m )

Having sliding double glazed patio doors to the conservatory, radiator, coving and door to the kitchen.

### Refitted Kitchen

A modern refitted kitchen with fitted base units with work surfaces over and fitted matching wall units, one and a half bowl sink unit with mixer tap over and cupboards under, integrated double electric oven, built in gas hob and cookerhood over, integrated dishwasher and fridge freezer, integrated microwave, TV aerial point, double glazed window overlooking the rear garden, double glazed french doors to the garden, space for a breakfast table and door to the utility room.

### Utility Room

5' 10" x 5' 1" ( 1.78m x 1.55m )

Having double glazed door to the garden,

spotlights to ceiling, wall mounted central heating control, base units with work surface over and wall unit, space and plumbing for a washing machine, wall mounted central heating control and sink and drainer unit with taps over,

## First Floor Landing

Having frosted double glazed window to the side, loft access and the seller advises there is drop down ladder and light facility in loft, doors to storage cupboard, 4 bedrooms and family bathroom.

## Bedroom 1

11' 3" max to rear of wardrobes x 16' max includes recess ( 3.43m max to rear of wardrobes x 4.88m max includes recess )

Having double glazed window to front, radiator, telephone point, built in wardrobes with hanging rail and shelving. Door to the en-suite shower room.

## En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush WC, extractor fan, part tiling and frosted double glazed window to the side.

## Bedroom 2

9' 10" plus recess x 9' 10" ( 3.00m plus recess x 3.00m )

Having double glazed window to rear, radiator and built in double wardrobe with hanging rail and shelving.

## Bedroom 3

12' 3" to rear of wardrobes x 8' 9" ( 3.73m to rear of wardrobes x 2.67m )

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

## Bedroom 4

8' 2" x 7' 5" ( 2.49m x 2.26m )

Having double glazed window to rear and radiator.

## Family Bathroom

Having a 3 piece bathroom suite comprising paneled bath with electric shower over, wash hand basin, low level flush WC, extractor fan, frosted double glazed window and fully tiled.

## Front

Having block paved driveway, gated side access to the rear garden, access to the garage and lawned area with bushes.

## Garage

## Rear Garden

A low maintenance rear garden with shaped lawn, patio areas, planted and well stocked borders, various plants and shrubs and hedging.

## Garage

Having power and lighting, roll up and over automatic door, pedestrian door to the hallway and door to the side into the rear garden.









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.

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**EPC Rating: C**

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Tenure: Freehold



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