





Property Description

Connells are delighted to offer for sale a superbly located 3 bedroom family semi-detached home offered with NO UPWARD CHAIN. Located close to the heart of Sutton Town centre and with easy reach of Good Hope Hospital, Sutton railway station, Rectory and Sutton Park. In an excellent school catchment area for primary and senior schools. In a quiet cul-de-sac location. Having porch opening into a good sized open plan dining hall, extended lounge overlooking the rear garden, utility room, guest WC and fitted kitchen. On the first floor there are 3 bedrooms and a separate family bathroom. The property benefits from having a driveway with additional shared driveway giving access to the Garage. There is a good sized rear garden which is private and enclosed. The home does require some modernisation and updating but offers superb potential.

Entrance Porch

Having single glazed door to the front giving access into the entrance porch area, having single glazed window to the side and internal door gives access into the dining hall.

Dining Room/hall

11' EXCLUDING THE WALKWAY x 10' 10" TO INCLUDE THE BAY (3.35m EXCLUDING THE WALKWAY x 3.30m TO INCLUDE THE BAY)

Having double glazed window to the front, radiator to wall, glazed window into the rear reception area and access into the lounge and door to the kitchen..

Extended Lounge

21' x 8' 10" (6.40m x 2.69m)

Having double glazed French doors opening into the rear garden and double glazed picture window to the rear, radiator to wall, TV aerial point, feature fire place and door gives access into the utility room.

Utility Room

8' 10" x 8' 6" (2.69m x 2.59m)

Having radiator to wall, double glazed door gives access into the garden and double glazed window to the side, access to the guest WC and internal door gives access into the kitchen.

Guest W/c

Having wall mounted wash hand basin, window to the rear and low level flush WC.

Fitted Kitchen

11' 1" x 8' 3" (3.38m x 2.51m)

This room is accessible off of the utility room and from the dining room, comprising a fitted kitchen, having fitted base units with work surfaces over and fitted matching wall units. Double glazed window to the side, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob, space and plumbing for a washing machine, wall mounted central heating boiler, space for a fridge freezer, serving hatch to wall and cupboard to wall housing the electricity meter.

First Floor Landing

Having double glazed window to the side and doors into the three bedrooms and the bathroom.

Bedroom One

12' 5" x 11' 2" MAX (3.78m x 3.40m MAX)

Having double glazed window to the front, radiator to wall, TV aerial point and built in wardrobe.

Bedroom Two

10' 4" x 8' 9" (3.15m x 2.67m)

Having double glazed window to the rear, radiator to wall and built in storage cupboard.

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)

Having double glazed window to the side and radiator to wall.

Bathroom

Having panelled bath, separate shower cubicle, wash hand basin, low level flush WC, frost double glazed window to the side and wall mounted central heating radiator to wall.

Outside

Front

Having driveway leading to the front of the property and shared driveway giving access to the rear garage.

Garage

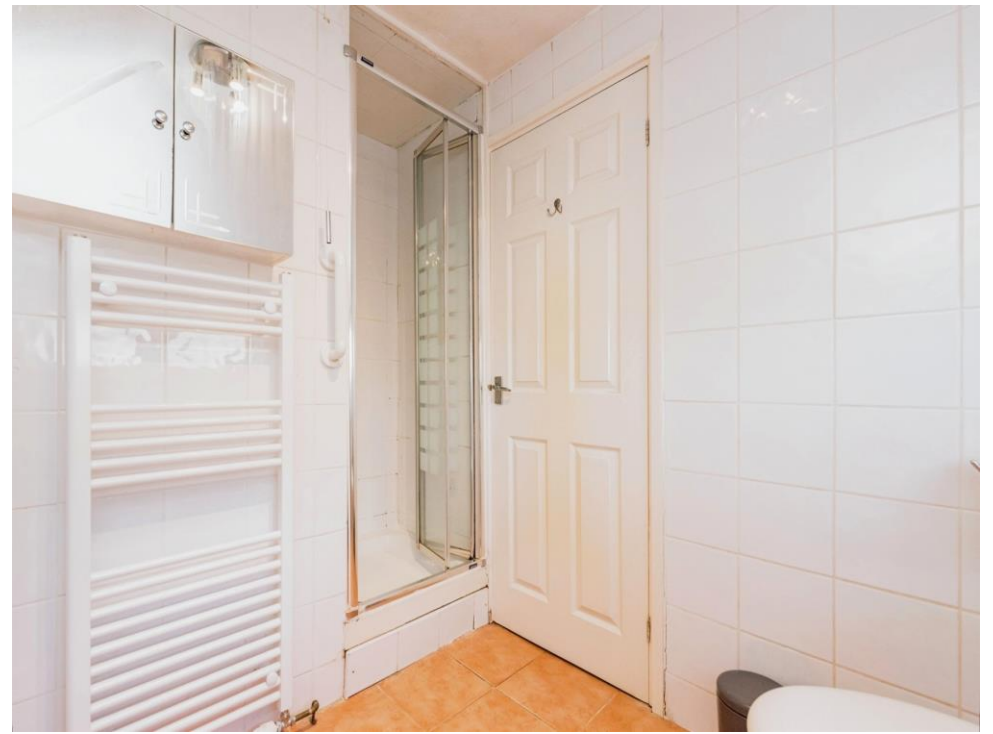
31' 9" x 10' 1" (9.68m x 3.07m)

Having doors opening onto the driveway and access into the garden.

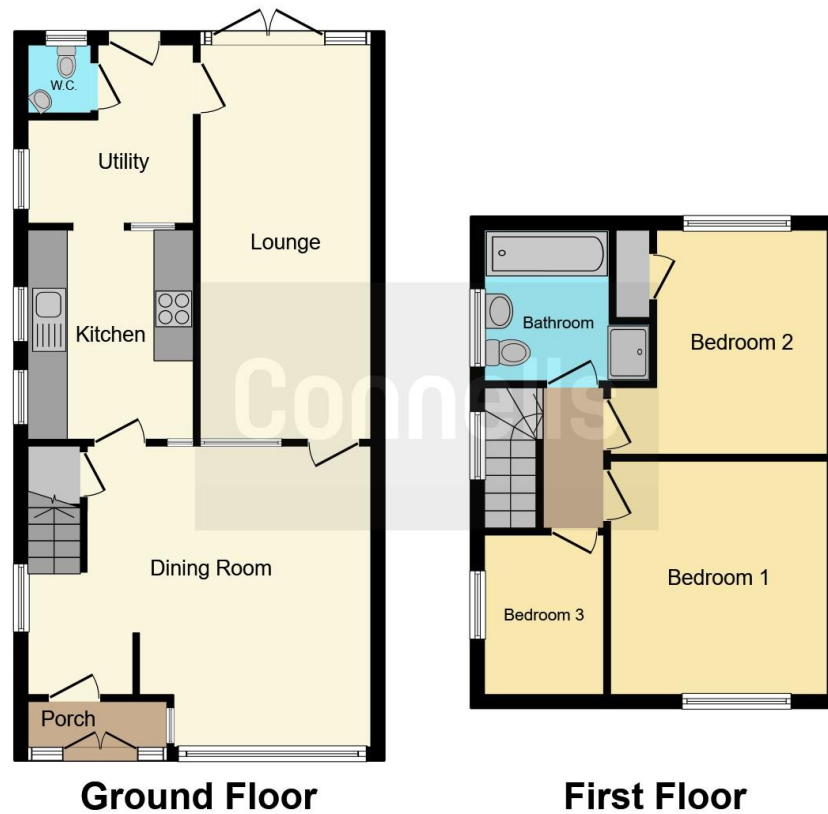
Rear Garden

Having paved area, fencing to perimeter, garden laid to lawn and having various plants, trees and shrubs. gated access to the side.









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: C

view this property online connells.co.uk/Property/SCO309851

Tenure: Freehold



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