



Connells

Rowallan Road
Sutton Coldfield



Property Description

A 3 bedroom semi-detached bungalow set in an excellent school catchment area for primary schools. Located close to local amenities and transport links. Having hallway, family lounge, fitted kitchen, 3 bedrooms and a bathroom. The property has a good sized rear garden and has potential to extend (subject to planning).

Entrance Hallway

Having double glazed door to the front giving access into the entrance hallway, door to storage cupboard and doors off to the lounge and the kitchen.

Lounge

12' 7" MAX x 18' 8" (3.84m MAX x 5.69m)

Having double glazed window to the front, two radiators to wall, TV aerial point, door gives access into an inner hall.

Kitchen

15' 8" x 8' 8" (4.78m x 2.64m)

Comprising a fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, single glazed window to the side, stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, gas cooker point, space and plumbing for a washing machine, wall mounted central heating boiler, space for a fridge freezer, radiator to wall and door gives access into the garden.

Inner Hall

Having doors off to the three bedrooms and the bathroom.

Bedroom One

14' 3" PLUS THE WARDROBES x 9' 7" (4.34m PLUS THE WARDROBES x 2.92m)

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

Bedroom Two

11' 11" MAX x 10' 8" TO INCLUDE THE DOOR RECESS (3.63m MAX x 3.25m TO INCLUDE THE DOOR RECESS)

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

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

Having double glazed window to the side, radiator to wall and door to storage cupboard.

Bathroom

Briefly comprising a three piece white bathroom suite, having panelled bath with mixer tap over, frosted double glazed window to the side, pedestal wash hand basin, low level flush WC, radiator to wall and part tiling to walls.

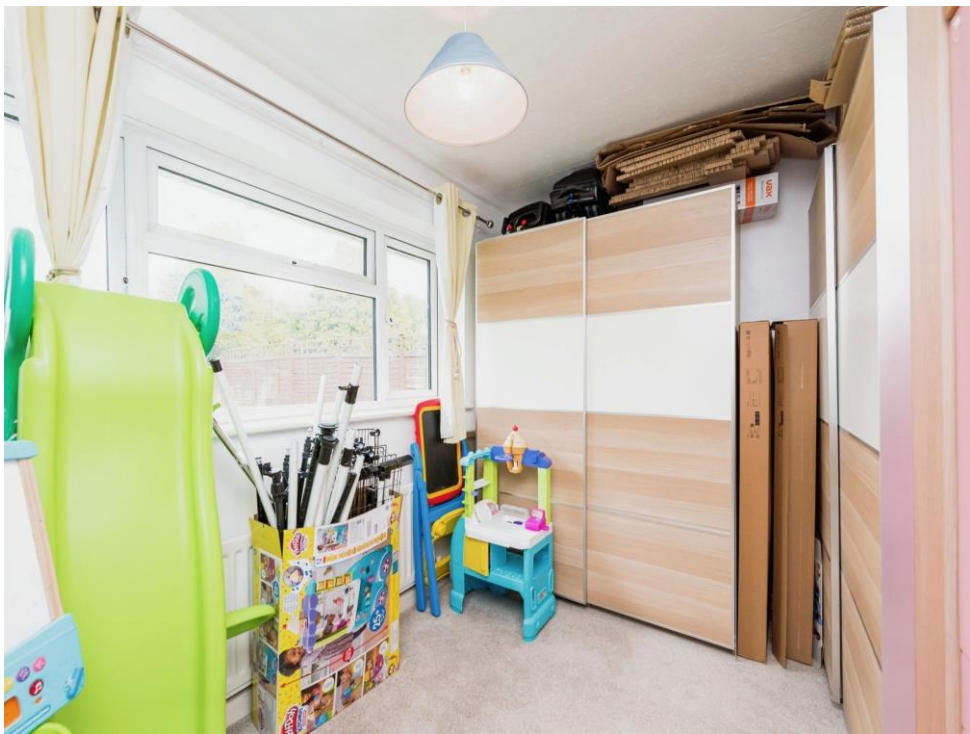
Outside Front

Having driveway providing off road parking and garden laid to lawn, double gates at the side gives access to the side and rear garden.

Side And Rear Garden

Having fencing to the side and rear, patio area and garden laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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