



Connells

Bakers Lane
Sutton Coldfield



Property Description

A 3 double bedroom extended traditional style family semi-detached home which has been excellently maintained. Offered with no upward chain. Requiring some cosmetic updating. Located in an excellent school catchment area for primary and senior schools. Close to amenities and transport links. Having an entrance porch leading into a welcoming reception hallway, family sitting room with doors into an extended family lounge, extended breakfasting kitchen overlooking the rear garden and a ground floor shower room. On the first floor there are 3 double bedrooms and an excellent sized family bathroom. The home has a good sized rear garden, single garage and driveway. The property has excellent potential to extend (subject to planning).

Entrance Porch

Having double glazed door to the front giving access into the entrance porch, internal single glazed door giving access into the reception hall.

Reception Hall

Having glazed door to the lounge and the sitting room, radiator to wall, coving to ceiling, stairs lead to the first floor landing, door to cupboard providing excellent storage space and door to kitchen and ground floor shower room.

Ground Floor Shower Room

Having shower cubicle, wall mounted wash hand basin, single glazed frosted window to the side, low level flush WC, laminate flooring and wall mounted heated towel rail radiator.

Family Sitting Room

12' 6" TO INCLUDE THE BAY x 10' 11" (3.81m TO INCLUDE THE BAY x 3.33m)

Having double glazed walk in bay window to the front, feature brick built fire place to wall with electric fire facility, decorative coving to ceiling, decorative dado rail, electric fire point, three wall light fittings, radiator to wall and double doors give access into the rear sitting room.

Rear Sitting Room

14' 7" PLUS THE BAY x 10' 11" MAX (4.45m PLUS THE BAY x 3.33m MAX)

Having double glazed walk in bay window to the rear, gas fire point, radiator to wall, TV aerial point, two wall light fittings, feature fire surround with tiled hearth and tiled surround and decorative coving to ceiling.

Fitted Kitchen

15' 4" x 13' 6" PLUS THE DOOR RECESS (4.67m x 4.11m PLUS THE DOOR RECESS)

Briefly comprising a modern refitted kitchen, having fitted base units with work surfaces over, fitted matching wall units and built-in display units, double glazed window to the rear overlooking the rear garden and double glazed door to the side giving access into the rear garden, 1 1&2 bowl stainless steel sink and drainer unit with mixer tap over cupboards under, gas cooker point, built-in cooker hood with extractor fan, integrated dishwasher, space for a fridge freezer, double glazed door gives access into the rear garden, space for a table, laminate flooring, two ceiling lights and door to the utility room.

Utility Room

Having space and plumbing for a washing machine, wall mounted central heating boiler and skylight window, pedestrian door gives access into the garage.

First Floor Landing

Having frosted single glazed window to the side, door to the storage cupboard, door off to the airing cupboard housing the hot water tank and doors to the three bedrooms and the bathroom,

Bedroom One

14' 8" x 11' 8" MAX (4.47m x 3.56m MAX)

Having double glazed window to the rear, radiator to wall, wall lights fittings and coving to ceiling.

Bedroom Two

15' 8" MAX x 10' 11" (4.78m MAX x 3.33m)

Having double glazed walk in bay window to the front, radiator to wall and decorative picture railing.

Bedroom Three

12' TO THE FRONT OF THE EAVES x 10' 10" (3.66m TO THE FRONT OF THE EAVES x 3.30m)

Having double glazed window to the front, radiator to wall and access to the eaves storage cupboard.

Family Bathroom

Comprising a bathroom suite having panelled bath, low level flush WC, pedestal wash hand basin, frosted double glazed window to the rear, decorative coving to ceiling, bidet, single glazed window to the side and floor tiling and part wall tiling.

Outside

Front

Having driveway providing off road parking, garden laid to lawn. various plants and shrubs and access to the garage.

Garage

Please note: THE GARAGE HAS NOT BEEN MEASURED.

Having double doors opening onto the driveway.

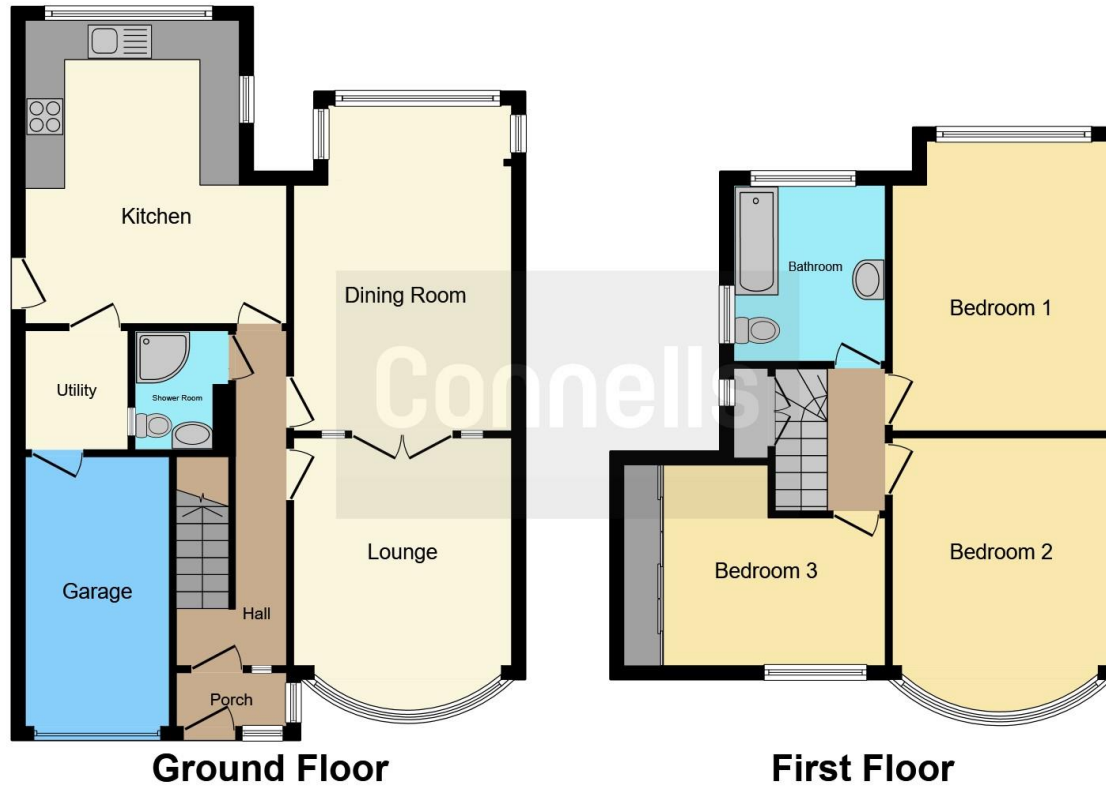
Rear Garden

Having garden laid mainly to lawn, patio area, side access, fencing to front, side and rear, planted boarders, steps leading up to the end of the garden.









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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Tenure: Freehold



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