



**Connells**

Farndon Way  
BIRMINGHAM





## Property Description

A 3 bedroom detached home with a 4th bedroom with en-suite on the ground floor. In a quiet cul-de-sac location. On an excellent sized plot with potential to extend further (subject to planning). Close to main road links. Having hallway, family lounge with feature fireplace and a fitted breakfast kitchen overlooking the rear garden. There is 4th bedroom on the ground with an en-suite shower room. On the first floor landing there are 3 bedrooms and a refitted family shower room. There is a driveway to the front and front garden. The rear garden is an excellent size and has potential to extend further (subject to planning).

## Entrance Hall

Having door to the front giving access into the entrance hall, with doors giving access into ground floor bedroom four and door gives access into the lounge.

## Lounge

15' 1" MIN, PLUS THE BAY WINDOW x 10' 8" ( 4.60m MIN, PLUS THE BAY WINDOW x 3.25m )

Having double glazed window to the front, radiator to wall, laminate flooring, feature fire surround with electric fire facility and fire surround and hearth, two wall light fittings, decorative coving to ceiling, stairs lead to the first floor landing and door gives access into the dining kitchen.

## Dining Kitchen

10' 6" x 8' 8" ( 3.20m x 2.64m )

Briefly comprising a modern fitted breakfasting kitchen, having fitted base units with work surfaces over with fitted matching wall units, two double glazed windows to the rear and double glazed door gives access into the rear garden, 1&1/2 bowl stainless steel sink and drainer unit with mixer tap over cupboards under, integrated electric oven, integrated gas hob with built in cooker hood over, integrated washing machine, integrated dishwasher, tiled flooring, two wall light fittings and space for a table,

## Ground Floor Bedroom Four /

## Reception Room

8' 3" x 7' 8" ( 2.51m x 2.34m )

Having double glazed window to the front, radiator to wall, spotlights to ceiling, laminate flooring and door gives access onto the en-suite shower room.

## Ensuite Shower Room

Having double shower cubicle with mixer and hand held shower, tiled flooring, wall mounted wash hand basin, low level flush WC, extractor fan to wall and spotlight to ceiling,

## First Floor Landing

Having double glazed window to the side, loft access and door to cupboard providing shelving and storage space, doors off to the three bedrooms and the family bathroom.

## Bedroom One

13' 7" TO THE REAR OF THE WARDROBES x 9' 11" ( 4.14m TO THE REAR OF THE WARDROBES x 3.02m )

Having double glazed window to the front, radiator to wall and built in wardrobes with hanging rail and shelving,

## Bedroom Two

9' 11" x 8' 9" TO EXCLUDE THE RECESS ( 3.02m x 2.67m TO EXCLUDE THE RECESS )

Having double glazed window to the rear overlooking the rear garden, radiator to wall and storage cupboard housing the wall mounted central heating boiler.

## Bedroom Three

8' 8" x 8' 4" ( 2.64m x 2.54m )

Having double glazed window to the front, radiator to wall, lights-on dimmer switch and currently used as an office.

## Family Shower Room

Having shower cubicle, vanity wash hand basin with cupboard under, low level flush WC, part tiling to walls, extractor fan, wall mounted heated towel rail radiator and tiled floor, frosted double glazed window to the rear.

## Outside Front

Having driveway to the front of the property and garden laid to lawn, various plants and shrubs, gated side access into the rear garden.

## Rear Garden

Being an excellent sized rear garden, great potential to extended subject to planning. Having garden laid to lawn, fencing to perimeter with various plants, trees and shrubs.



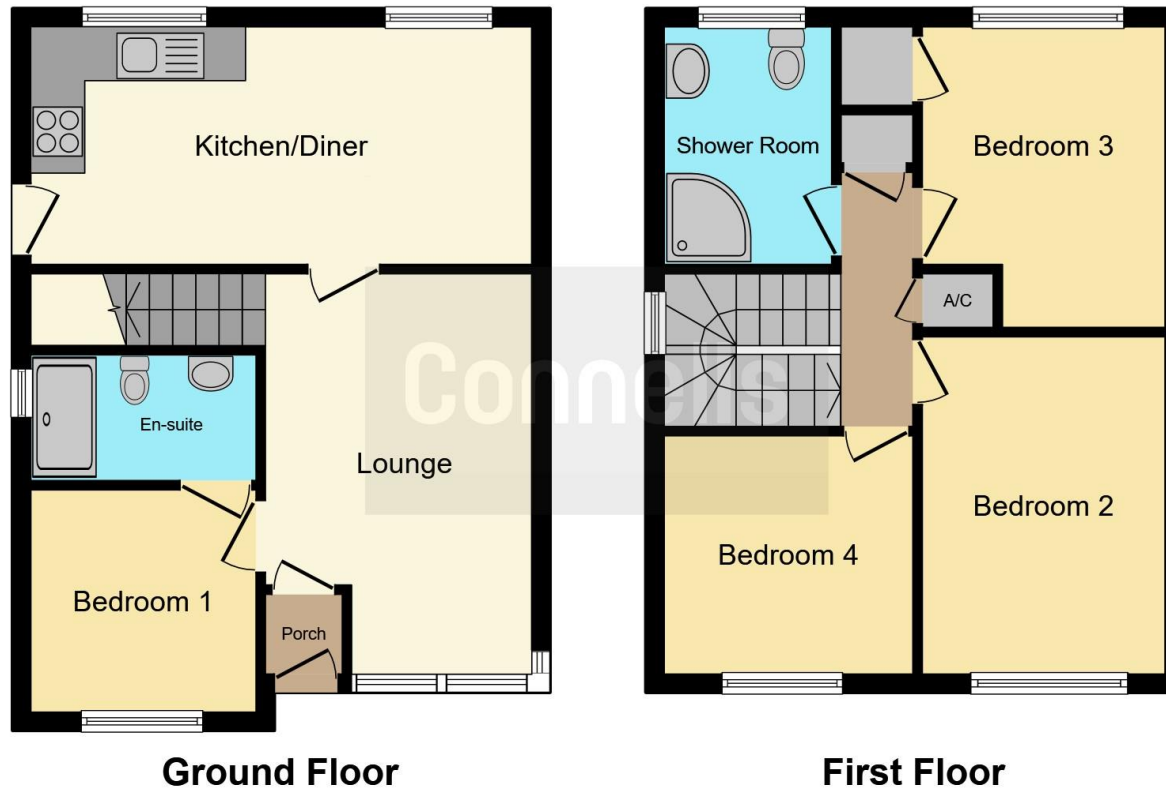












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**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: D**

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Tenure: Freehold



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