



**Connells**

Rowallan Road  
Sutton Coldfield





### Property Description

A 3 bedroom semi-detached bungalow offered with NO UPWARD CHAIN. In need of some cosmetic updating. Having fantastic potential to extend to side and rear (subject to planning). In an excellent school catchment area for primary schools. Having driveway to the front providing off road parking and good sized side and rear garden. The side garden is set behind double gates to the side of the property. The accommodation comprises an entrance porch and hallway, good sized family lounge with feature fireplace and a separate fitted kitchen. There is an inner hallway which gives access to the 3 bedrooms and the family shower room. The property has a good sized rear garden. Close to amenities.

### Entrance Porch

Having double glazed door to the front and double glazed window, gives access into the porch area, single glazed door giving access to the hallway.

### Hallway

Having radiator to wall, storage cupboard housing the electricity meter and doors off to the lounge and the kitchen.

### Lounge

12' 9" MAX x 18' 8" ( 3.89m MAX x 5.69m )  
Having double glazed window to the front, gas fire point with feature wooden fire surround and marble hearth, radiator to wall,

TV aerial point, two wall light fittings, decorative dado railing, coving to ceiling, laminate flooring and door gives access into the inner hallway.

### Kitchen

8' 7" x 15' 4" MAX ( 2.62m x 4.67m MAX )  
Comprising a fitted kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the front and double glazed window to the side, double glazed door gives access into the side rear garden, one and a half bowl sink and drainer unit with mixer tap over, splash back tiling, integrated induction hob and integrated electric oven, built in cooker hood with extractor fan, space and plumbing for a washing machine and space for a dryer, radiator to wall and floor tiling.

### Inner Hall

Having laminate floor, loft access, doors off to the three bedrooms and the bathroom.

### Bedroom One

12' 10" x 9' 7" ( 3.91m x 2.92m )  
Having double glazed window to the rear overlooking the rear garden and radiator to wall, built in double wardrobe having hanging rail and shelving.

### Bedroom Two

9' 10" TO THE FRONT OF THE WARDROBES x 10' 5" MAX ( 3.00m TO THE FRONT OF THE WARDROBES x 3.17m MAX )

Having double glazed window to the rear, radiator to wall and built in wall to wall wardrobes with one glass fronted door.

### Bedroom Three

8' 8" x 7' 9" ( 2.64m x 2.36m )

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

### Shower Room

Having a walk in shower with electric shower facility, low level flush WC, wash hand basin, frosted double glazed window to the side, extractor fan, full tiling to walls and radiator to wall.

### Outside

#### Front

Having driveway providing off road parking, having double gates to the side giving access into the side and rear garden and various plants and shrubs.

#### Rear Garden

Having a good sized side garden which has paves and patio area, outside tap, green house, fencing to the side & the rear, and block paved patio area.













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**EPC Rating: C**

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Tenure: Freehold



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Awaiting Photograph