



**Connells**

Withy Hill Road  
Sutton Coldfield



### Property Description

A 3 bedroom semi-detached home located in an excellent school catchment area and close to main road and motorway transport links. The property is offered with NO UPWARD CHAIN. The property benefits from having double driveway to the front providing off road parking and an excellent sized rear garden. The property plot has excellent scope for potential extension (SUBJECT TO PLANNING). The accommodation comprises an entrance hall, dual aspect lounge diner opening onto the rear garden, a separate modern refitted kitchen and a ground floor guest WC. On the first floor there are 3 bedrooms, good sized storage room and a family bathroom. Additional benefits include central heating and double glazing (where specified). . In need of some cosmetic redecoration.

### Entrance Hall

Having double glazed door to the front giving access into the entrance hall, cupboard to wall housing the gas meter, second storage cupboard to wall housing the electricity meter, oak flooring, stairs to the first floor landing, radiator to wall, frosted double glazed window to the front, doors give access to the lounge and the kitchen.

### Lounge Diner

21' 2" x 11' 2" (6.45m x 3.40m)

Being a dual aspect open plan lounge diner with double glazed window to the front, sliding double glazed patio doors leading onto the rear garden, living flame gas fire with feature fire surround marble insert and hearth, oak flooring, two radiators, telephone point and TV aerial point.

### Kitchen

11' 5" x 8' 10" (3.48m x 2.69m)

Comprising a modern fitted kitchen having fitted base units with work surfaces over with decorative splash back tiling., fitted matching wall units, one and a half bowl stainless sink and drainer unit with mixer tap over, cupboards under, integrated gas oven, integrated gas hob, integrated fridge freezer, space and plumbing for a washing machine, tiled flooring, radiator to wall, double glazed window overlooking the rear garden and door to an inner hallway.

### Inner Hallway

Having door giving access into a Guest WC and door to the side and rear garden.

### Guest WC

Having low level flush WC, wash hand basin with cupboard under and frosted double glazed window to the rear.

### First Floor Landing

Having doors off to the three bedrooms, door off to a good sized storage cupboard with a window, door to the airing cupboard housing the hot water tank.

### Bedroom One

11' 9" x 9' 3" (3.58m x 2.82m)

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

## Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)

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

## Bedroom Three

9' MINIMUM x 6' 9" (2.74m MINIMUM x 2.06m)

Having double glazed window to the front, radiator to wall and recessed area with shelving.

## Bathroom

Having paneled bath with mixer tap over, wash hand basin, low level flush WC, part tiling to walls, frosted double glazed window to the rear and radiator to wall.

## Outside

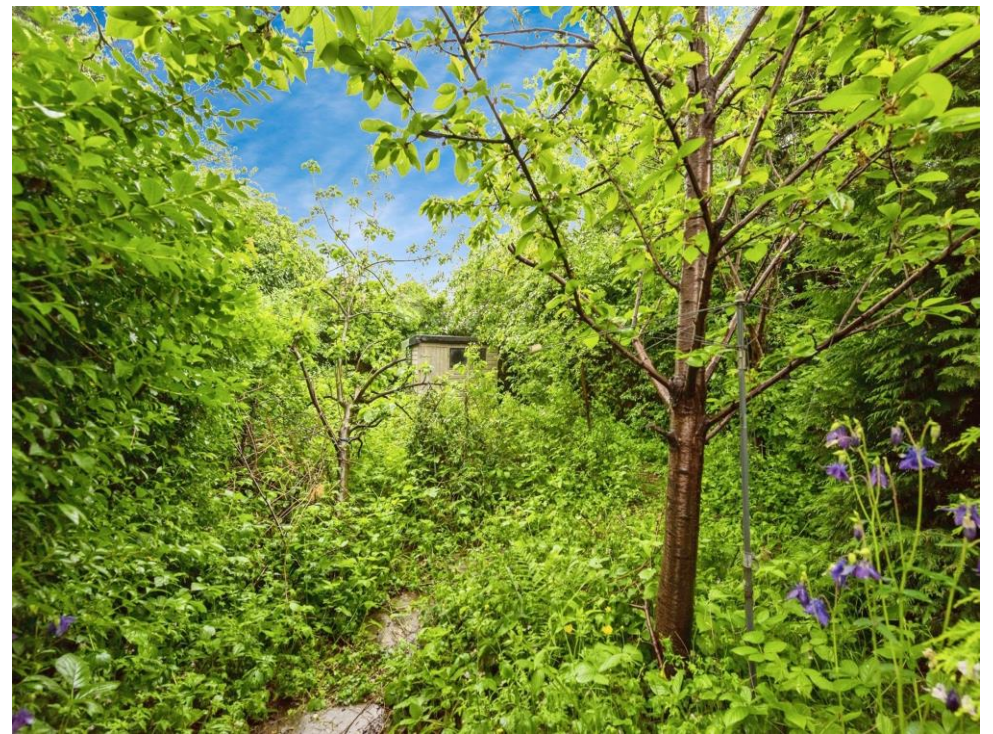
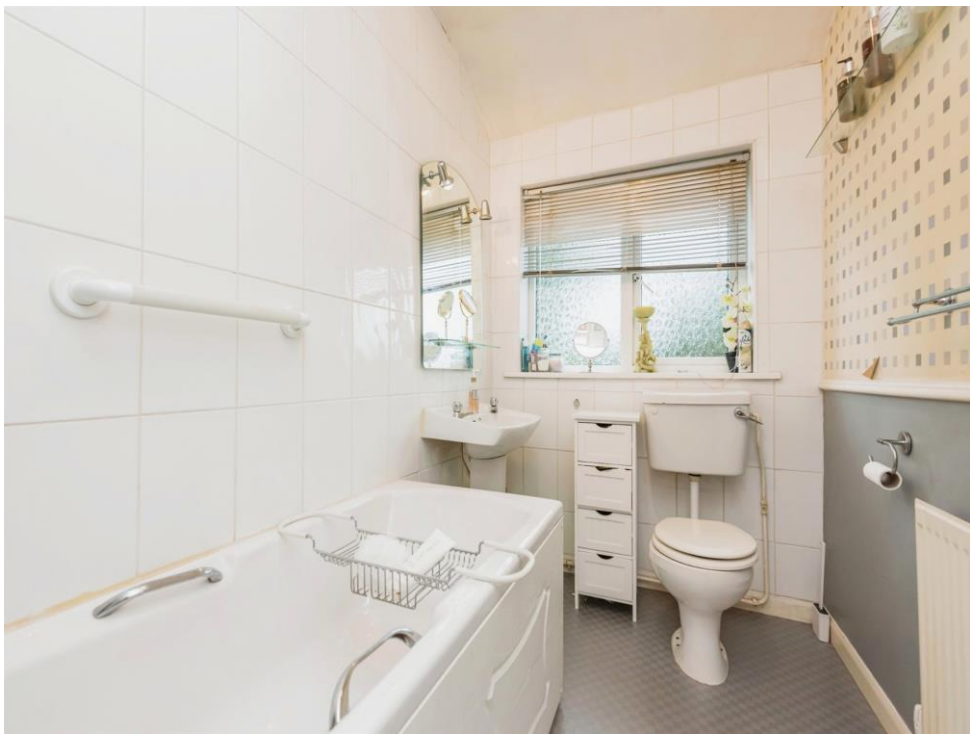
### Front

Having driveway providing off road parking to the front of the property with planted shrub area, gated access to the side giving access into the rear garden.

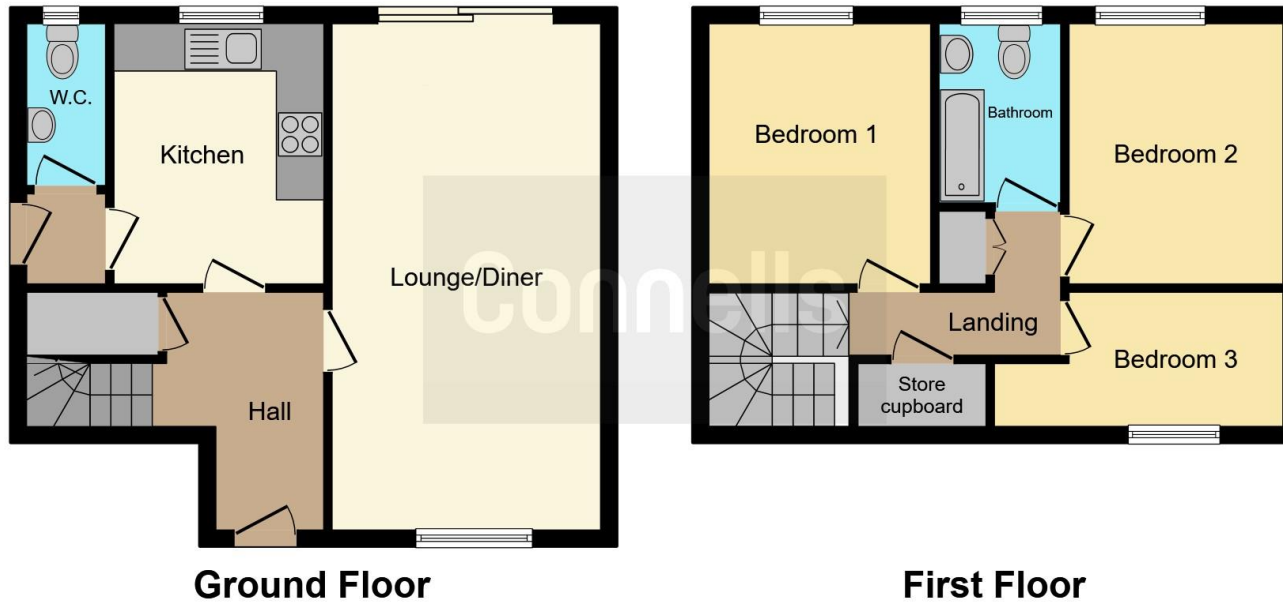
### Rear Garden

Being an excellent sized rear garden with shaped lawn, planted borders, various plants, trees, fruit trees and shrubs, pathway leading to the bottom of the garden. To the rear of the garden there is a secret hidden area behind the hedge that gives further garden, this area is currently in need of some cutting back and is an excellent sunny rear aspect.









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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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