



Connells

All Saints Drive
Sutton Coldfield



Property Description

A three bedroom semi detached home located in a quiet cul-de-sac location, in an excellent school catchment area, close to Butler's Lane train station and main bus routes. The property needs full modernisation and refurbishment. The accommodation comprises an entrance porch, an open plan lounge dining room with open treads stair case to the first floor landing. Fitted kitchen, three good sized bedrooms, a first floor bathroom and separate WC. There is a good sized rear garden, OFFER WITH NO UPWARD CHAIN.

Entrance Porch

Having open access to the porch area, internal door gives access into the garage and single glazed door gives access to the open plan lounge dining room. Having radiator to wall, door to a storage cupboard, open tread staircase gives access to the first floor landing and internal door gives access into the kitchen.

Open Plan Lounge Diner

21' 7" MAX x 16' 10" (6.58m MAX x 5.13m)
Having a single glazed window with secondary unit to the rear, double glazed sliding patio door leading into the rear garden, two radiators to wall, stairs lead to the first floor landing and coving to ceiling.

Kitchen

7' 5" x 9' 11" (2.26m x 3.02m)
Comprising a fitted kitchen having fitted base

units with work surfaces over, fitted matching wall units, sink and drainer unit, roll edge work surfaces and double glazed door to the side giving access into the rear garden.

First Floor Landing

Having single glazed window to the side, doors to the three bedrooms, the bathroom and separate WC.

Bedroom One

12' 3" PLUS THE WARDROBES x 9' 10" (3.73m PLUS THE WARDROBES x 3.00m)

Having double glazed window to the front, radiator to wall, built in double wardrobe and coving to ceiling.

Bedroom Two

11' 11" x 8' 11" TO INCLUDE THE WARDROBE (3.63m x 2.72m TO INCLUDE THE WARDROBE)

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

Bedroom Three

8' 10" x 7' 9" (2.69m x 2.36m)
Having double glazed window to the rear and radiator to wall.

Bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, radiator to wall, full tiling to walls and double glazed frosted window to the front.

Seperate Wc

Having single glazed frosted window to the side and low level flush WC.

Outside

Front

Having driveway, garden to lawn area, side access to the rear garden and access to the garage.

Garage

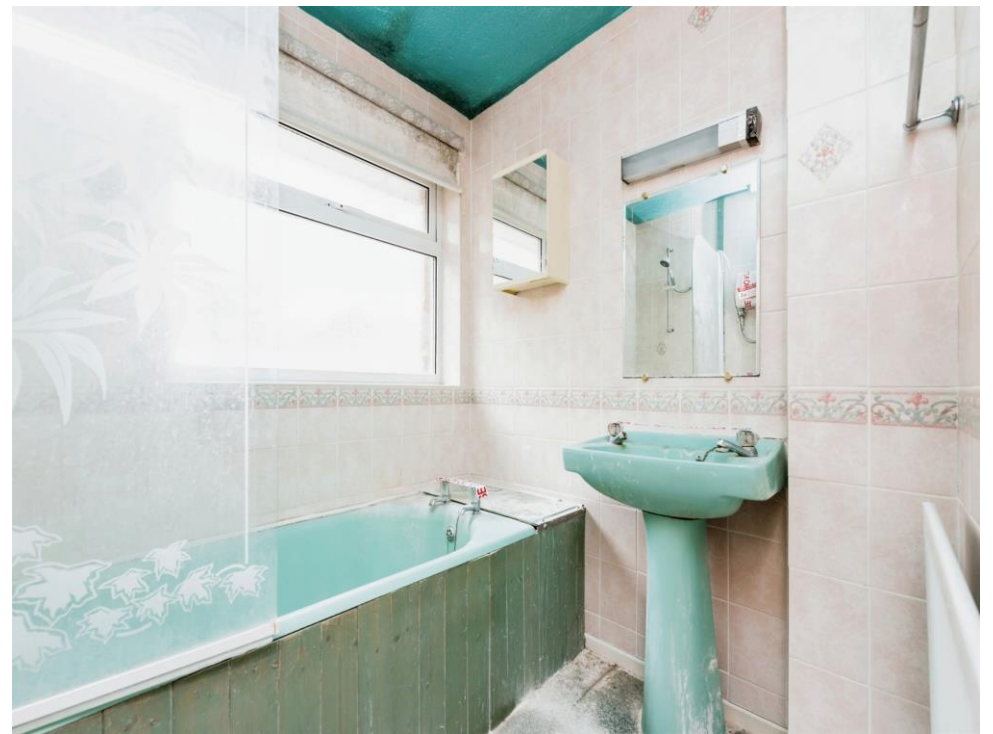
16' 1" x 7' 5" (4.90m x 2.26m)

Having power and lighting and wall mounted central heating boiler, internal door to the porch area.

Rear Garden

Having fencing to perimeter.









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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