



Connells

Sutton Oak Road
Sutton Coldfield



Property Description

A three bedroom mid-terrace home located in a good school catchment area and close to main road links. The accommodation comprises an entrance hallway, family lounge, separate dining room, modern fitted kitchen, three good sized bedrooms and a first floor bathroom. The property benefits from having central heating & double glazing where specified, front and rear gardens and a garage to the rear.

Entrance Porch

Being a canopied entrance porch with single glazed door giving access into the hallway and single glazed window to the side.

Entrance Hallway

Having radiator to wall, stairs lead to the first floor landing and doors give access into the lounge.

Lounge

14' 3" PLUS RECESS x 12' 6" MAX (4.34m PLUS RECESS x 3.81m MAX)

Having double glazed window to the front, radiator to wall, telephone point and double doors give access into the dining room.

Dining Room

8' 4" PLUS DOOR RECESS x 8' 9" (2.54m PLUS DOOR RECESS x 2.67m)

Having sliding double glazed patio doors leading into the rear garden, radiator to wall and doorway gives access into the kitchen.

Kitchen

10' 2" x 6' 7" (3.10m x 2.01m)

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over cupboards under and decorative splash back tiling. Integrated electric oven, integrated gas hob, built-in cooker hood with extractor over, wall mounted central heating boiler, space for a fridge freezer and under stairs pantry recess.

First Floor Landing

Having doors off to the three bedrooms and the bathroom.

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

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

Bedroom Two

8' 9" x 8' 6" PLUS THE RECESS (2.67m x 2.59m PLUS THE RECESS)

Having double glazed window to the rear, radiator to wall and built-in storage cupboard.

Bedroom Three

10' 5" TO INCLUDE THE BULKHEAD x 6' 2" (3.17m TO INCLUDE THE BULKHEAD x 1.88m)

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

Family Bathroom

Having paneled bath with mixer tap over, low level flush WC, pedestal wash hand basin, wall mounted heated towel rail, full tiling to walls and frosted double glazed window to the rear.

Outside Front

Having front garden with garden laid to lawn and pathway leading to the front of the property.

Rear Garden

Having garden laid to lawn, pathway to the rear and access to the rear garage.

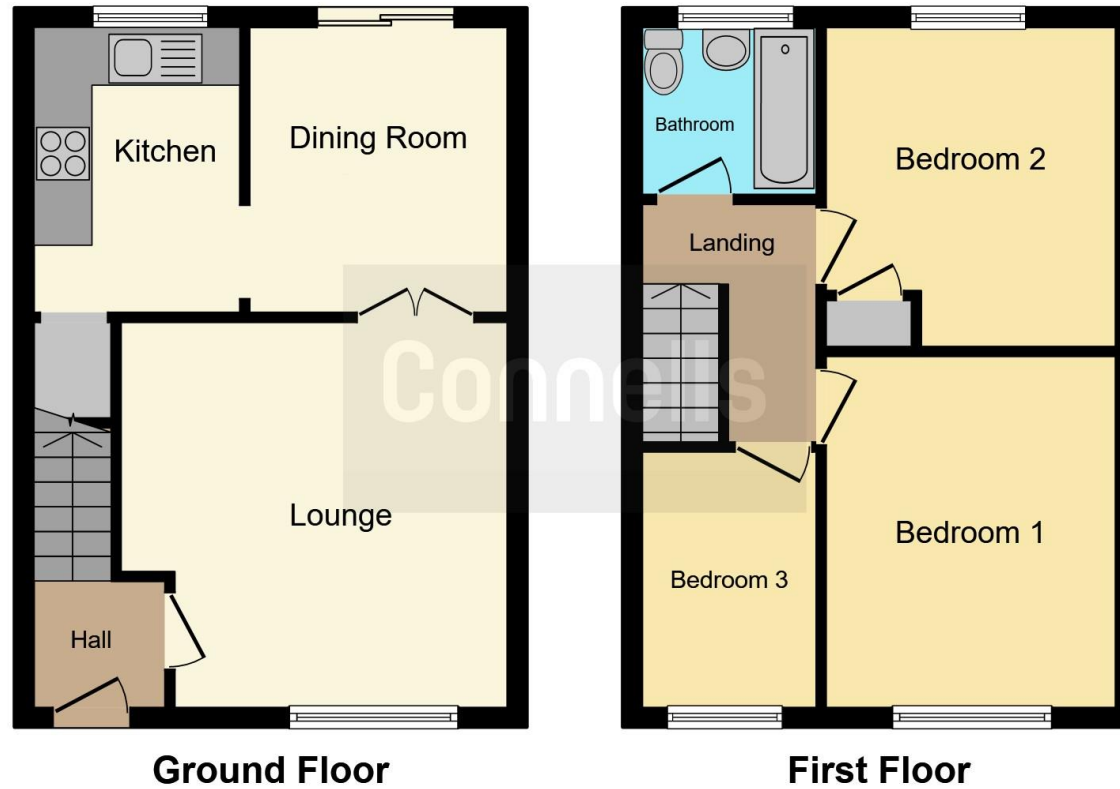
Garage

The garage has power and up and over door. PLEASE BE ADVISED THE GARAGE HAS NOT BEEN MEASURED DUE TO NOT HAVING ACCESS ON THE DAY OF THE APPOINTMENT.









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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