



Connells

Cattell Drive  
Sutton Coldfield



### Property Description

A three bedroom semi-detached home located in a quiet cul-du-sac location. The home is offered with NO UPWARD CHAIN and is in need of some cosmetic updating. The property is located in an excellent school catchment area for both primary and senior schools and has access to local amenities, close to main road and motorway transport links. The accommodation comprises of an entrance porch and an entrance hallway, a lounge and a separate dining area, modern fitted kitchen, a side cupboard area giving access to a utility room, three good sized first floor bedrooms and a family bathroom. There is off road parking to the front and a good sized rear garden.

### Entrance Porch

Having double glazed door to the front and double glazed window to the front, feature archway and internal double glazed door giving access to the reception hall.

### Reception Hall

Having laminate flooring, coving to ceiling, stairs lead to the first floor landing, cupboard to wall housing electricity meter and doors off to the lounge and the kitchen.

### Lounge

12' 4" MAX x 14' 7" (3.76m MAX x 4.45m)

Having double glazed window to the front, radiator to wall, TV aerial point, two wall light fittings, feature fireplace with electric fire facility, cupboard to wall providing storage, coving to ceiling and open access to the dining room.

### Dining Room

10' 3" x 9' 11" (3.12m x 3.02m)

Having double glazed window to the front and double glazed door to the rear leading into the conservatory, double glazed French doors opening into the garden, radiator to wall, coving to ceiling, laminate flooring and storage heater. From the dining room you have access into the conservatory.

### Kitchen

14' 7" MAX x 8' 4" (4.45m MAX x 2.54m)

Briefly comprising a modern fitted kitchen having a fitted base units with work surfaces over, 1 1&2 bowl stainless steel sink and drainer unit, double glazed window over looking the rear garden, integrated double electric oven with a gas hob over, built-in cooker hood and extractor fan, work surfaces with matching up stand, space for a fridge freezer, wall mounted central heating boiler, serving hatch back into the dining room, door to under stairs pantry area providing excellent storage and double glazed door to the side giving access into an excellent sized storage room.

### Conservatory

9' 5" x 8' 10" (2.87m x 2.69m)

Being a UPVC double glazed conservatory with double glazed window to the rear, double glazed French doors into the garden and double glazed windows to the side.

### Side Cupboard Area

10' 11" MAX x 18' 5" MAX (3.33m MAX x 5.61m MAX)

Having fitted wall units, built-in cupboards, double glazed door to the rear garden, door gives access to a WC and door gives access to a utility area.

### Guest WC

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

### Utility Room

10' 11" x 4' 11" (3.33m x 1.50m)

Having space and plumbing for a washing machine, wall units and single glazed window to the rear.

### First Floor Landing

Having doors off to the three bedrooms and the bathroom.

### Bedroom One

13' 5" x 10' 3" INC. RECESS BUT EXC. DOORWAY (4.09m x 3.12m INC. RECESS BUT EXC. DOORWAY)

Having double glazed window to the front, radiator to wall, built-in wardrobes and door leads into the en-suite WC.

### Bedroom Two

11' 2" x 7' 9" TO FRONT OF WARDROBES, EXC THE (3.40m x 2.36m TO FRONT OF WARDROBES, EXC THE WALKWAY)

Having double glazed window to the rear, radiator to wall and wall-2-wall built-in wardrobes.

### Bedroom Three

9' 10" x 8' 3" (3.00m x 2.51m )

Having double glazed window to the front, radiator to wall and built-in cupboard over bulk head area.

### Family Bathroom

Having a panelled bath with a mixer tap over, separate shower cubicle with power shower, coving to ceiling, low level flush wall mounted WC, counter top wash hand basin, down lights to ceiling and frosted double glazed window to the rear.

### Outside Front

Having driveway providing off road parking and having garden laid to lawn.

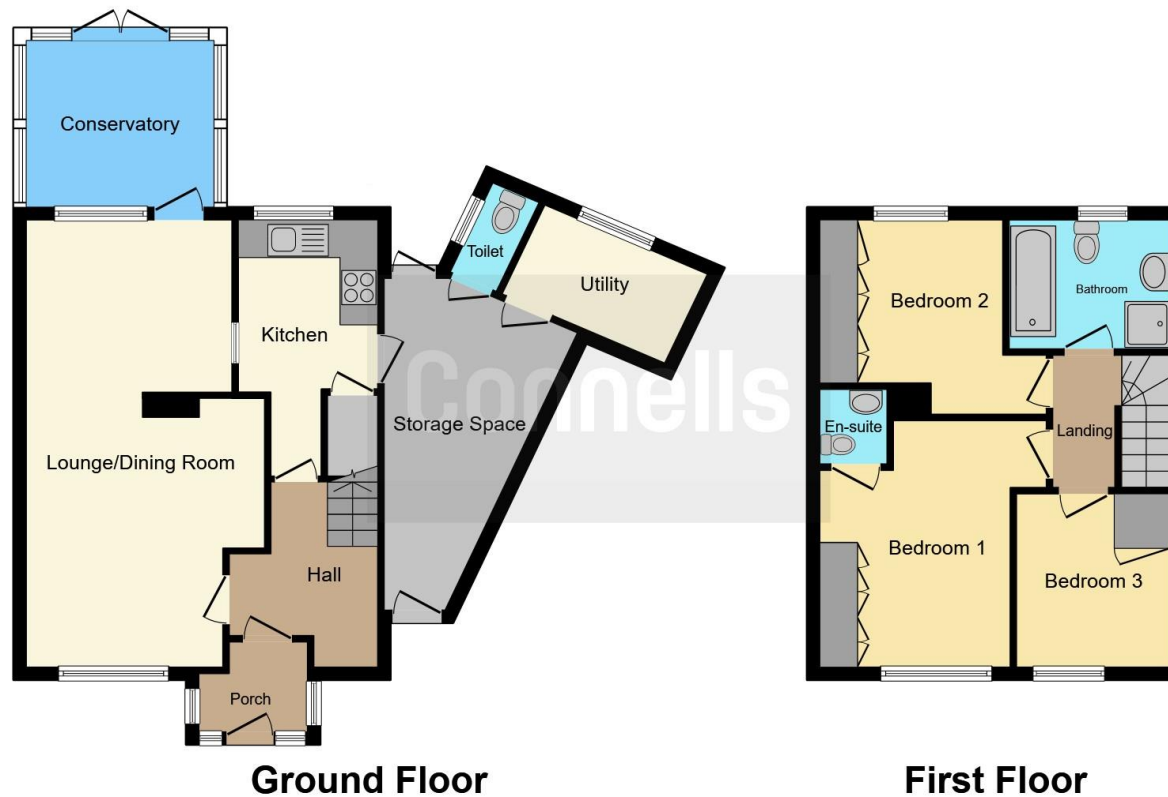
### Rear Garden

Being a good sized rear garden, having fencing to the side and rear, space for a shed, various plants, shrubs and planted borders, patio area and garden laid to lawn.









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**EPC Rating: C**

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Tenure: Freehold



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