



Connells

Water Mill Crescent
SUTTON COLDFIELD

Water Mill Crescent SUTTON COLDFIELD B76 2QN

for sale offers over
£260,000



Property Description

A two bedroom mid-terrace home located in a popular location. Located close to main transport links and Newhall Valley conservation area. The property has the benefit of an entrance hallway, a guest WC, on the ground floor there is a good sized family lounge and a good sized dining kitchen overlooking the rear garden. There is a main bedroom on the first floor landing with an en-suite shower room and a separate family bathroom. The property has off road parking to the front and has a good sized low maintenance landscaped rear garden.

Entrance Hall

Having door to the front giving access into the entrance hallway, stairs lead off to the first floor landing, Door to the lounge.

Lounge

14' 9" x 10' 4" (4.50m x 3.15m)

Having double glazed window to the front, radiator to wall, TV aerial point, wooden fire surround and electric fire point facility, laminate flooring, marble insert and hearth, door gives access into the kitchen.

Kitchen

13' 5" x 8' 8" (4.09m x 2.64m)

Briefly comprising a modern fitted dining kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking

the rear garden, sink and drainer unit with mixer tap over, cupboards under, splash back tiling, matching wall units. Integrated electric oven and grill, integrated gas hob, built-in cooker hood, extractor fan, integrated fridge freezer and integrated washing machine, radiator to wall, floor tiling, space for a table and double glazed door gives access into the rear garden.

Guest WC

Having low level flush WC & wash hand basin.

First Floor Landing

Having doors off to the two bedrooms and the bathroom. Having an airing cupboard to wall housing the wall mounted central heating boiler.

Bedroom One

11' 2" TO THE FRONT OF WARDROBES x 10' 7" MAX (3.40m TO THE FRONT OF WARDROBES x 3.23m MAX)

Having double glazed window to the front, radiator to wall and door to en-suite shower room.

En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush WC, frost double glazed window to the front, radiator to wall and extractor fan.

Bedroom Two

10' 9" x 7' 2" (3.28m x 2.18m)

Having double glazed window to the rear, radiator to wall, laminate flooring and built-in double wardrobe.

Family Bathroom

Comprising a three piece bathroom suite, having panelled bath with mixer tap over, pedestal wash hand basin, low level flush WC, radiator to wall, extractor fan and full tiling to walls.

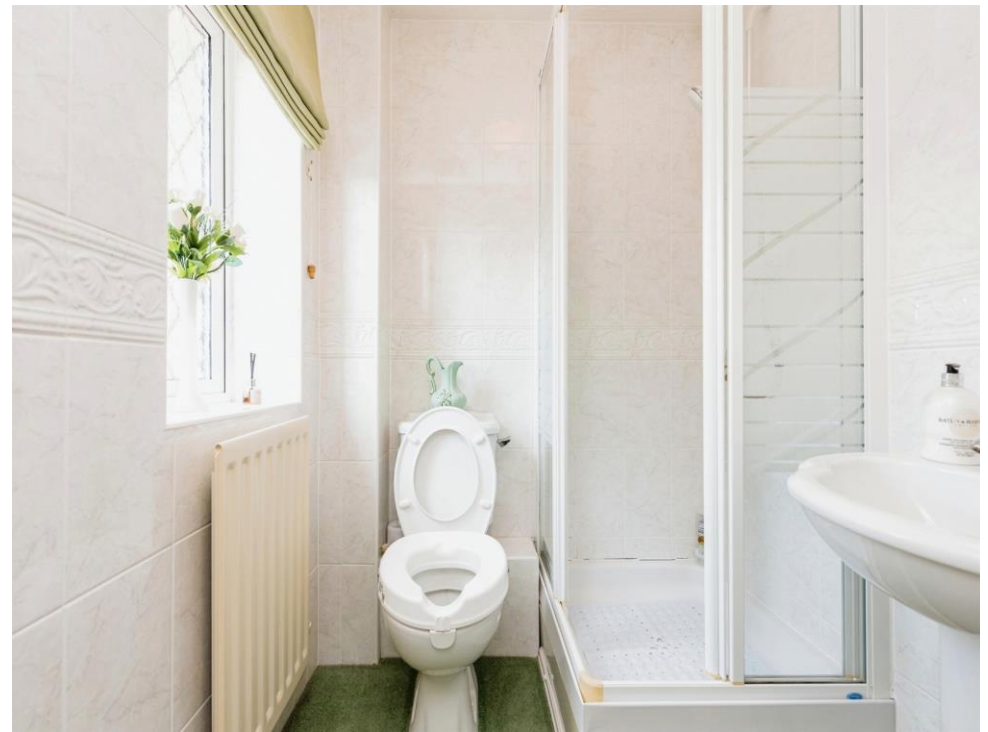
Outside Front

Having driveway providing off road parking and pathway leading to the front of the property.

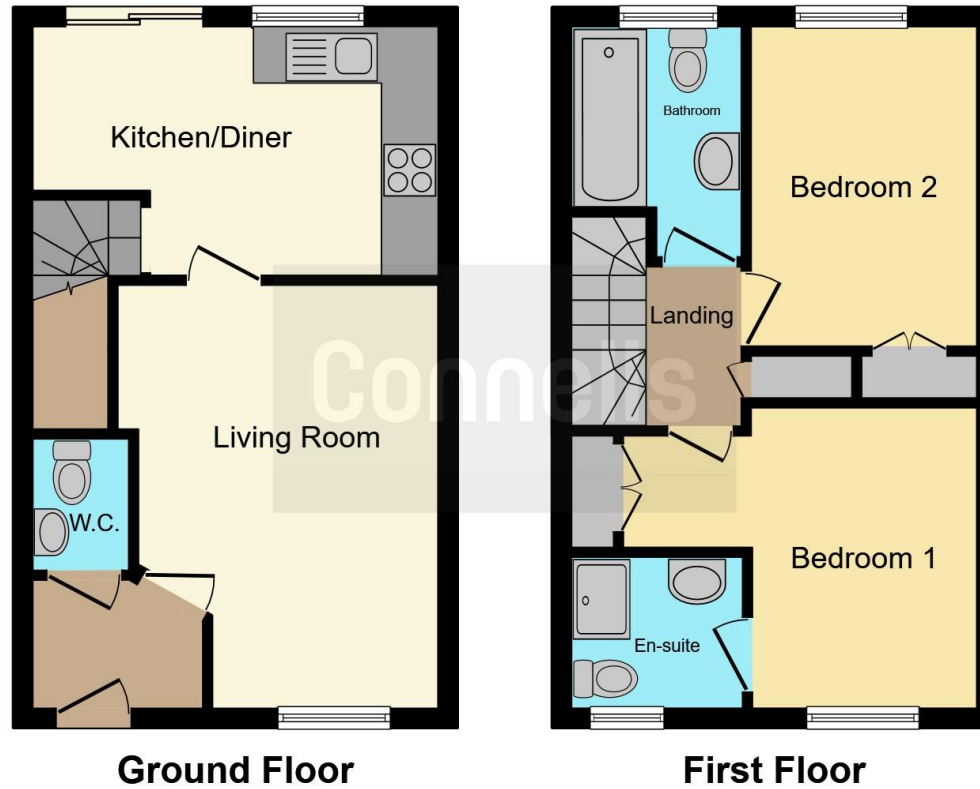
Rear Garden

Being a good sized landscaped rear garden and being low maintenance, having patio area, pedestrian door giving access to the front, fencing to the side and the rear and stepping stone pathway.









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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EPC Rating: C

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Tenure: Freehold



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