



Connells
connells.co.uk 0121 354 4481
FOR SALE

Connells

Blackberry Lane
Sutton Coldfield



Property Description

An extended spacious three bedroom semi-detached family home with excellent potential for extension (subject to planning). Situated in a very much sought after location and excellent school catchment area. Having close to local amenities and rail transport links. The much improved accommodation comprises an enclosed porch with built-in shoe cupboard, entrance hallway, guest WC, reception room, an impressive open plan fitted kitchen diner and extended family lounge. On the first floor there are three bedrooms and modern family bathroom. The property has an excellent sized lifestyle rear garden and benefits from having a summerhouse which has power and lighting. Being double glazed and central heating where specified.

Entrance Porch

Having double glazed door to the front, double glazed window to the side and built-in shoe cupboard.

Entrance Hall

Having double glazed door to the front, double glazed window to the front, radiator to wall and feature open tread stairs leading to the first floor landing.

Guest Cloakroom

Having low level flush WC, wall mounted wash hand basin, radiator to wall, extractor fan and tiled flooring.

Family Lounge

23' 8" x 9' 10" (7.21m x 3.00m)

Having double glazed window to the side, double glazed window to the rear, radiator to wall and double glazed French doors opening out into the rear garden.

Reception Room

12' 2" x 17' 5" (3.71m x 5.31m)

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

Open Plan Fitted Kitchen

21' 1" x 11' 1" (6.43m x 3.38m)

Being an open plan kitchen family room dining room offering flexible living. The kitchen area has fitted matching wall and base units, having Rangemaster ceramic sink with mixer tap and drainer over. Having space for a cooker, built-in cooker hood, marble style tiled splash backs, wall mounted central heating boiler, radiators to wall, built-in dishwasher and space and plumbing for a washing machine, space for a tumble dryer, French doors leading out into the garden and open plan access to dining and seating areas.

First Floor Landing

Having doors off to the three bedrooms and the bathroom.

Bedroom One

11' 4" x 11' 6" (3.45m x 3.51m)

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

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m)

Having radiator to wall, double glazed window to the rear, loft access. The vendor advises that the loft is part boarded.

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m)

Having double glazed window to front and radiator to wall.

Family Bathroom

Having panelled bath, rainfall shower and hand-held mixer over, wash hand basin, low level flush WC, fully tiled, double glazed window to the side, radiator to wall and built-in storage.

Outside

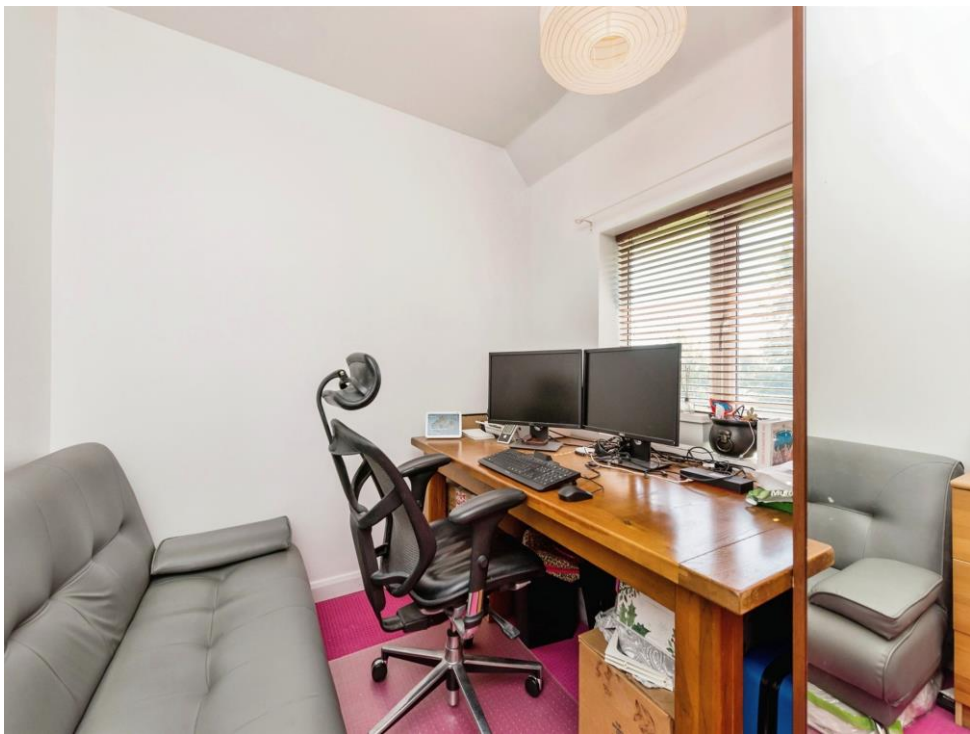
Front

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

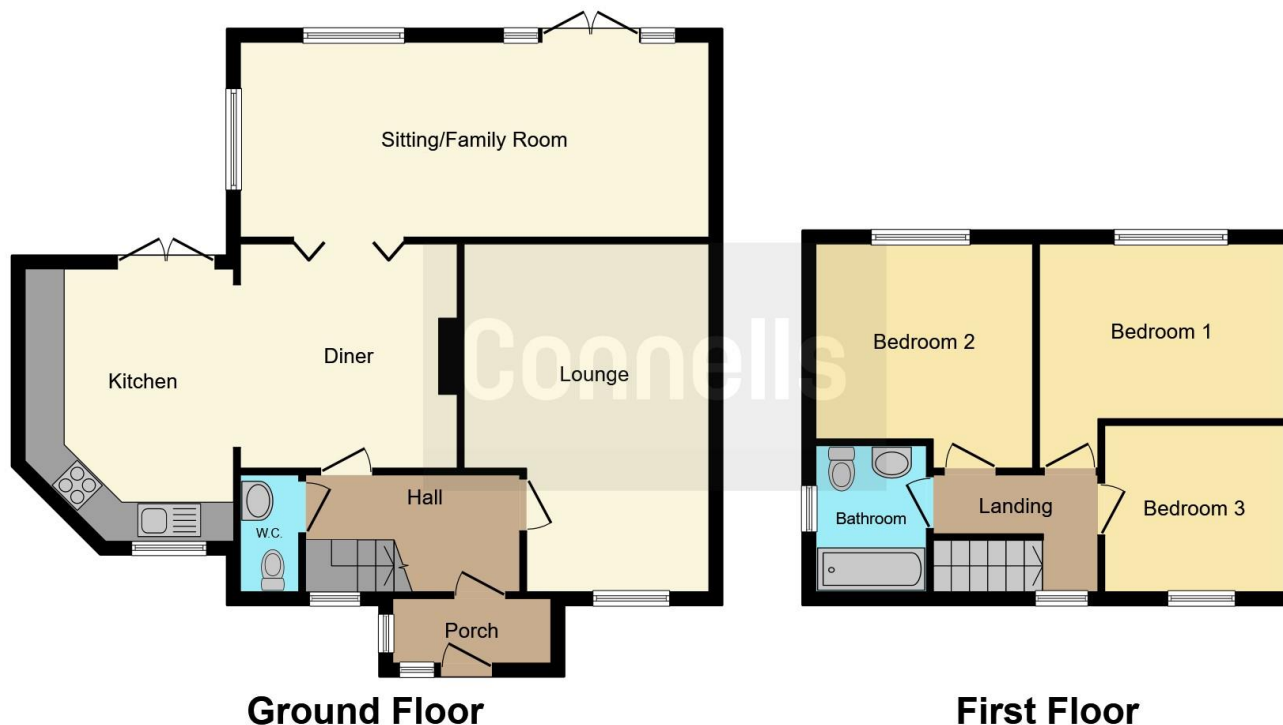
Rear Garden

Being a excellent sized rear garden and being a lifestyle garden. Having large decked area, summerhouse which has power and lighting, space for a shed, outside tap, garden laid to lawn, planted borders and hedging.









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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

Tenure: Freehold



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