



**Connells**

Whitehead Drive  
Minworth SUTTON COLDFIELD



### Property Description

A well presented 2 double bedroom semi-detached home in a quiet cul-de-sac location with good sized rear garden. In a quiet cul-de-sac location close to main motorway transport links. The home comprises entrance hallway, good sized family lounge with feature log burner giving open access into a separate dining area, good sized modern refitted fitted kitchen with side covered utility area coming off the kitchen. On the 1st floor landing there are 2 double bedrooms and a refitted family bathroom with shower over the bath. There is ample block paved off road parking to the front and a good sized rear garden. Additional benefits include central heating and double glazing. Easy access to shopping and amenities.

### Entrance Hall

Having double glazed door giving access into the entrance hall. Having radiator to wall, stairs lead to the first floor landing, door gives access into the lounge and the fitted kitchen.

### Lounge

16' 5" MAX x 12' 8" MAX (5.00m MAX x 3.86m MAX)

Having double glazed window to the front overlooking the cul-de-sac, radiator to wall, TV aerial point, laminate flooring, double glazed walk-in bay window to the front, feature fire place with log burner, coving to ceiling and open access into the dining area.

### Dining Area

10' 3" x 10' 2" (3.12m x 3.10m)

Having double glazed sliding patio doors leading into the rear garden, radiator to wall, coving to ceiling and access to an under stairs storage cupboard. Door gives access into the kitchen.

### Fitted Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

Briefly comprising a modern refitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the rear, overlooking the rear garden, 1 & 1/2 bowl sink and drainer unit, with mixer tap over, cupboards under. Integrated gas oven with built-in grill, integrated gas hob with built-in cooker hood and extractor fan. Space and plumbing for a slim line dishwasher, space for a fridge and freezer, radiator to wall, laminate flooring, glass splash back, door gives access back into the hallway and door gives access into the utility / side cupboard area.

### Utility / Side Cupboard Area

14' 3" MAX x 9' 9" MAX (4.34m MAX x 2.97m MAX)

Having space and plumbing for a washing machine, work surface area, space for a dryer, tiled flooring, double glazed window to the rear, overlooking the rear garden, double glazed door to the rear garden and double glazed door to the front driveway. The property has two built-in storage cupboards, one provides excellent storage and the second is a WC.



## Guest WC

Having low level flush WC and tiled flooring.

## First Floor Landing

Having door off to the two bedrooms and family bathroom, built-in storage area, providing hanging rail, shelving and wardrobe style space.

## Bedroom One

16' 5" MAX x 8' 11" (5.00m MAX x 2.72m)

Having two double glazed windows to the front, radiator to wall and built-in storage cupboard.

## Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m)

Having double glazed window to the rear, radiator to wall, door off to built-in storage cupboard and having laminate flooring.

## Family Bathroom

Having panelled bath with rainfall and hand held shower over, wall mounted wash hand basin, low level flush WC, wall mounted heated towel rail and frosted double glazed window to the rear.

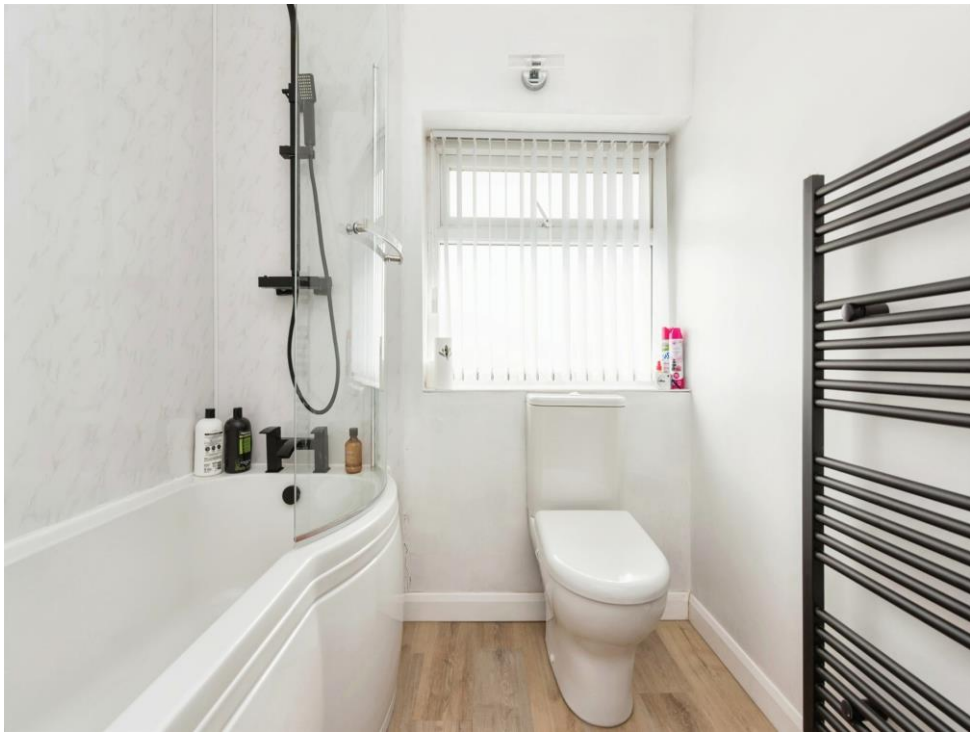
## Outside Front

Having driveway providing ample off road parking, door gives access to the property and double glazed door gives access to the side cupboard utility area.

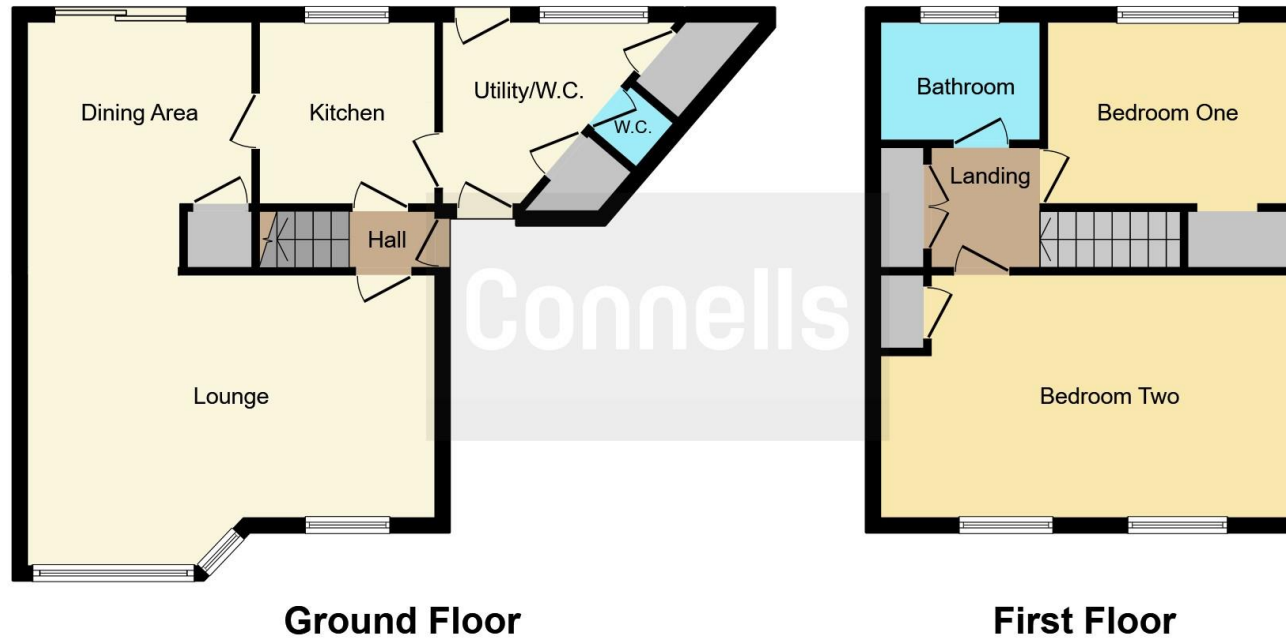
## Rear Garden

Being an excellent sized rear garden as it is located at the end of the cul-de-sac. Fencing to the side and the rear, space for a shed. Having outside tap, planted shrubs, planted borders and garden laid to lawn.









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**EPC Rating: C**

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Tenure: Freehold



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