



**Connells**

Whitehouse Common Road  
Sutton Coldfield



## Property Description

Connells are delighted to present this completely renovated spacious three bedroom home located in a sought after school catchment and close to popular commuter routes and transport links. The property has been fully modernised throughout to include new kitchen, bathroom and guest WC along with full replastering, flooring and heating system. The home benefits a sociable open plan Kitchen-Dining-Family space as well as a separate Living Room. There is a guest WC and utility room to complete the ground floor accommodation. The first floor is home to three bedrooms, two generous doubles and a refitted bathroom. There is a great sized, fully enclosed south facing garden to the rear with side access and a substantial driveway to the front providing off-road parking for several vehicles. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the front porch door the property comprises:

### Entrance Porch

With double glazed windows to the side and front, double glazed UPVC door to the front and main door to the Entrance Hall

### Entrance Hall

With stairs to first floor, radiator, double glazed window to the front and doors to:

### Living Room

12' 10" INTO BAY x 9' 10" ( 3.91m INTO BAY x 3.00m )

With radiator and double glazed bay window to the front

### Kitchen-Dining-Family Room

#### Kitchen-Diner

16' MAX x 20' 11" MAX ( 4.88m MAX x 6.38m MAX )

Fully refitted kitchen with a range of wall and base units with worktops over, eye level electric oven, built in microwave, induction hob with cooker-hood over, integrated dishwasher, space for freestanding fridge-freezer, splashback tiling, stainless steel 1 and 1/2 bowl sink and drainer, two radiators, double glazed windows to the rear and double glazed french doors to the garden

### Dining Area

11' x 13' 5" ( 3.35m x 4.09m )

With feature chimney breast, radiator and door to the Entrance Hall

### Utility

Space and plumbing for a washing machine, worktop over and door to the side providing access to outside

## Guest Wc

With low level WC, wash hand basin, CH boiler concealed in overhead cupboard, radiator and double glazed window to the side

## First Floor Landing

With stairs from the ground floor, loft access and doors to:

## Bedroom One

13' 6" x 11' ( 4.11m x 3.35m )

With radiator and double glazed window to the rear

## Bedroom Two

11' x 9' 11" ( 3.35m x 3.02m )

With radiator and double glazed window to the front

## Bedroom Three

11' x 5' 11" MAX ( 3.35m x 1.80m MAX )

With radiator and double glazed window to the rear

## Bathroom

Refitted and partially tiled suite comprising bath with mixer taps and electric shower over, movement sensor activated light and extractor fan, low level WC, wash hand basin, heated towel rail and double glazed windows to the side and front

## Outside

To the front is a tarmac driveway providing off-road parking for several vehicles.

To the rear is a fully enclosed good sized garden with laid to lawn in 2 sections, patio area, outside tap and substantial side area with potential to extend STPP.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SCO310218](http://connells.co.uk/Property/SCO310218)**

Tenure: Freehold



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