



Connells

Lowlands Avenue
Sutton Coldfield



Property Description

An immaculately presented 3 bedroom semi-detached home located in an excellent school catchment area for primary and senior schools. Located close to main road links and amenities. Having porch and hallway, impressive open plan dual aspect lounge diner and a modern fitted kitchen with space for a breakfast table. On the first floor landing there are 3 good sized bedrooms and a family bathroom. There is the benefit of a ground floor Guest WC. There is a single garage and double driveway. Well presented landscaped rear garden. Excellent family home offering the potential for extension (subject to planning).

Entrance Porch

Being an excellent size entrance porch, having double glazed door to the front and window to the front. Having double glazed door giving access into the entrance hallway.

Reception Hallway

Having radiator to wall, feature oak flooring, large archway to the lounge diner, door gives access into the kitchen, door to ground floor guest WC and stairs lead to the first floor landing.

Guest Wc

Having low level flush WC, wall mounted wash hand basin, oak flooring, light facility and extractor fan.

Lounge Diner

10' 2" min x 29' 2" includes both bays (3.10m min x 8.89m includes both bays)

Being an excellent sized open plan dual aspect lounge diner. Having double glazed walk-in bay window to the front, two radiators to wall, feature flame effect electric fire with fire surround and having an insert and hearth. TV aerial point, double glazed walk-in bay window to the rear with a French door giving access into the garden and with double glazed windows to either side.

Modern Refitted Kitchen

14' x 14' 5" plus door recess (4.27m x 4.39m plus door recess)

Briefly comprising a modern refitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, two double glazed windows to the rear overlooking the rear garden, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under and decorative splash back, integrated electric oven and grill and integrated gas hob with built-in cooker hood and extractor over, space and plumbing for a washing machine, integrated fridge, radiator to wall, double glazed door gives access into the rear garden, space for a table, coving to ceiling and pedestrian door gives access's into the garage.

First Floor Landing

Having double glazed frost window to the side, loft access wit a drop down ladder and light facility and doors off to the three bedrooms and bathroom.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

Having a double glazed window to the front and radiator to wall.

Bedroom Two

11' 11" x 11' 4" max to rear of wardrobes (3.63m x 3.45m max to rear of wardrobes)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and built-in wardrobe with mirrored fronts, decorative coving to ceiling.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window to the front and radiator to wall.

Family Bathroom

Briefly comprising an impressive family bathroom, having paneled bath with low level flush WC, pedestal wash hand basin, wall mounted heated towel radiator, frosted double glazed window to the rear, part tiling to walls and coving to ceiling.

Outside Front

Having driveway providing ample off road parking and pedestrian gated access into the rear garden, access to the garage.

Garage

16' 7" x 8' 1" (5.05m x 2.46m)

Having power and lighting, pedestrian door and vehicular door opening onto the driveway and internal pedestrian door giving access into the kitchen.

Outside Front

Having driveway providing ample off road parking and pedestrian gated access into the rear garden, access to the garage.

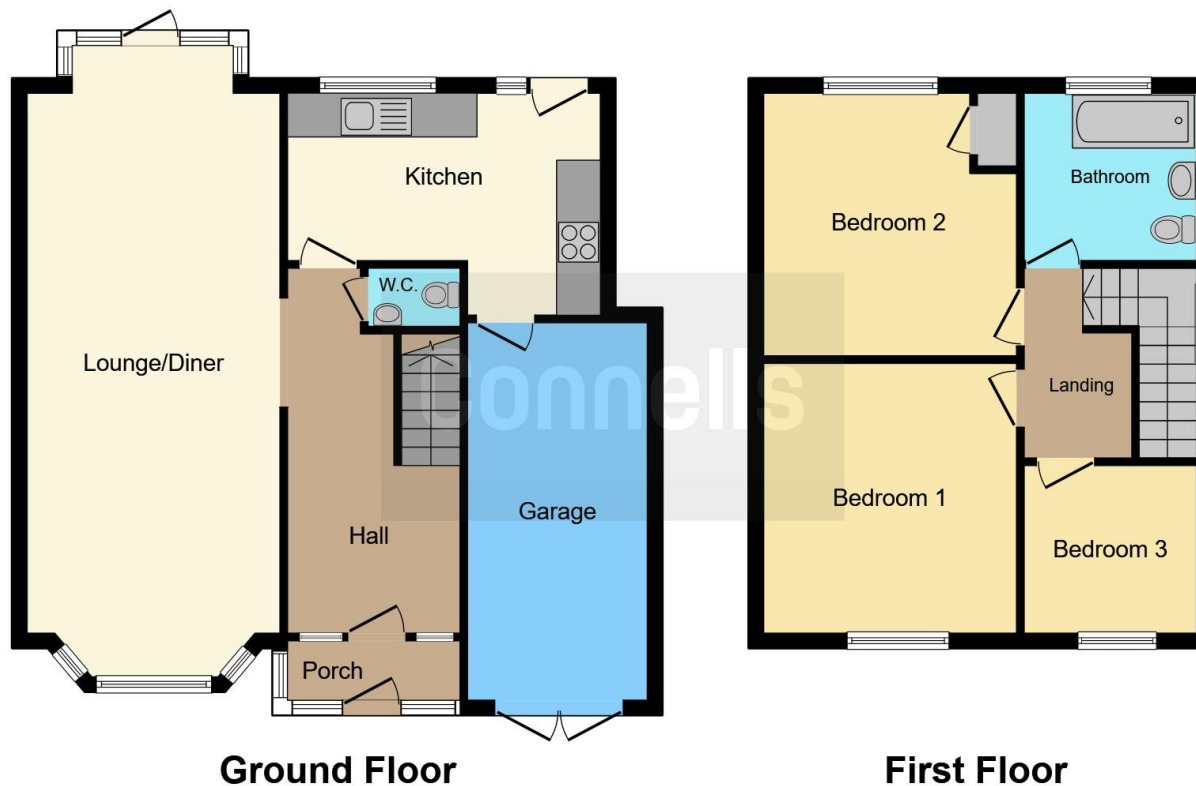
Rear Garden

An impressive landscaped and well established rear garden with planted borders, patio area, shrubs and plants. fencing to the perimeter, garden laid to lawn, outside tap, pathway to the rear garden. gated access to the front of the property.









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: Awaited

Tenure: Freehold

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