



Connells

Hellaby Close
Sutton Coldfield



Property Description

An well presented two double bedroom modern semi-detached home, situated in a quiet cul-du-sac location in the very heart of Sutton Town Centre and being easy accessible for shopping and transport facilities. Easy access to Sutton Train Station making commuting to Birmingham City simple. The property is in good order and benefits from having a side garage and driveway. The home has an entrance porch, reception hallway, a modern refitted kitchen with some built in appliances, good sized lounge overlooking the rear garden, two double bedrooms and a first floor refitted bathroom. The home benefits from central heating and double glazing. In an excellent school catchment for primary and senior schools. ***Viewing is absolutely essential****

Entrance Porch

Having double glazed door to the front giving access to the porch area, tiled flooring and providing excellent storage space. Internal double glazed door gives access into the reception hallway.

Reception Hallway

Having glazed internal door giving access into the lounge, radiator to wall, coving to ceiling, door off to useful under stairs storage cupboard, which has storage space and space and plumbing for a washing machine. Door gives access into to the kitchen.

Lounge

12' 10" MAX x 15' 2" TO INCLUDE THE WALK-IN BAY (3.91m MAX x 4.62m TO INCLUDE THE WALK-IN BAY)

Having double glazed French doors, opening out onto the rear garden with double glazed windows to either side, radiator to wall, TV aerial point, electric fire facility, coving to ceiling and laminate flooring.

Refitted Kitchen

10' 7" x 8' 4" (3.23m x 2.54m)

Briefly comprising a modern refitted kitchen, having fitted base units with woodblock work surfaces over, fitted matching wall units, double glazed window to the front, one and a half bowl stainless steel sink and drainer unit with mixer tap over and decorative splash back tiling, integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan over, space for a fridge freezer and radiator to wall.

First Floor Landing

Having loft access with a drop down ladder, doors off to the two bedrooms and the bathroom.

Bedroom One

12' 10" x 9' 8" (3.91m x 2.95m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and built-in wardrobe with hanging rail and shelving.

Bedroom Two

5' 8" x 11' 5" (1.73m x 3.48m)

Having double glazed window to the front, radiator to wall and built-in wardrobe.

Family Bathroom

Having panelled bath with power shower over bath, low level flush WC, wash hand basin, wall mounted heated towel rail radiator, shaver point, tiled floor, part tiling to walls and frosted double glazed window to the front.

Outside Front

Having driveway, providing off road parking, garden laid to lawn and access to the garage.

Garage

18' 2" x 8' 5" (5.54m x 2.57m)

Having power and lighting and up and over door and having storage space in the roof of the garage.

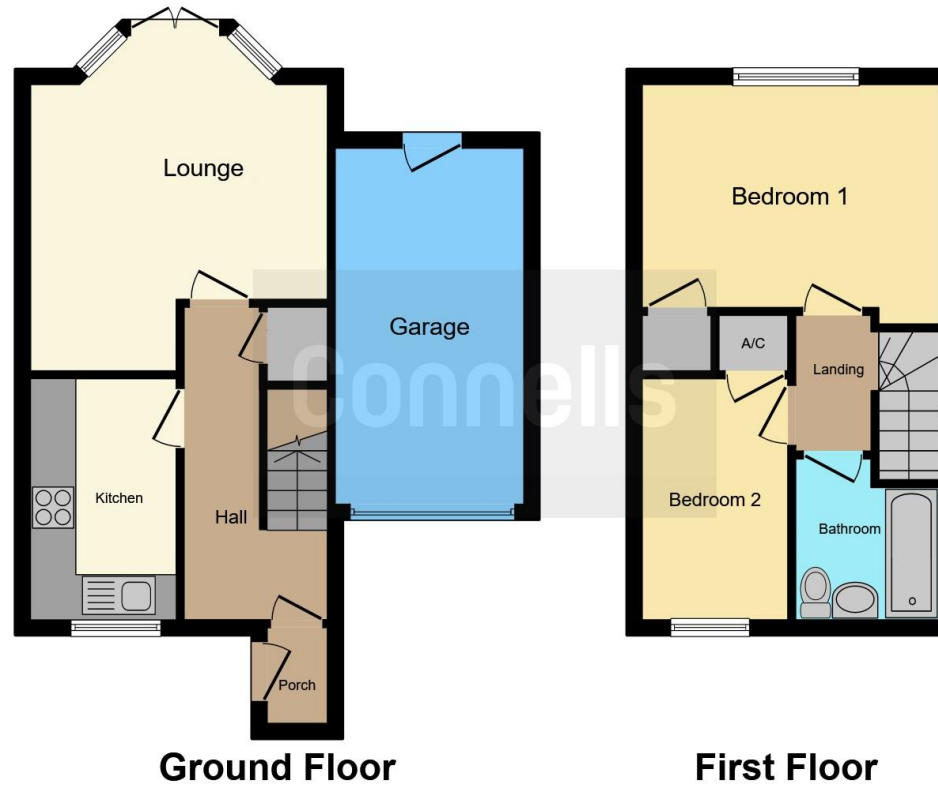
Rear Garden

Being an excellent size rear garden, having fencing to the side and rear, having a sun deck area to the end of the garden, patio area, garden laid to lawn and various plants and shrubs.









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

Tenure: Freehold

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