



Connells

Honiley Drive
SUTTON COLDFIELD



Property Description

A well presented three bedroom modern linked-detached home, in a quiet cul-du-sac location, close to The Princess Alice retail units with easy access to local amenities and main road transport links. In an excellent school catchment area for primary schools and close to Royal Sutton Park. The property is in good order and has the benefit of having a driveway with aside garage, entrance porch, entrance hallway, guest WC, family lounge, doors into a separate dining room, fitted kitchen and utility room. On the first floor landing there are three bedroom and a refitted family bathroom. The property has front and rear gardens and is in good order. Central heating and double glazing.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch and a composite internal door gives access into the reception hallway.

Reception Hallway

Having doors off to the lounge and kitchen, stairs to the first floor landing, door to guest WC and having laminate flooring.

Guest WC

Having low level flush WC, pedestal wash hand basin, frosted double glazed window to the front and part tiling to walls.

Family Lounge

14' 3" MAX, INTO THE BAY x 11' 8" MAX (4.34m MAX, INTO THE BAY x 3.56m MAX)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, three wall lights fittings and wood effect laminate flooring. Double glazed doors give access into the dining room.

Dining Room

9' 9" PLUS THE DOOR RECESS x 8' 10" (2.97m PLUS THE DOOR RECESS x 2.69m)

Having double glazed French doors leading out onto the rear garden, double glazed window to the rear, wall light fitting, laminate flooring and decorative coving to ceiling.

Fitted Kitchen

9' 8" x 8' 6" (2.95m x 2.59m)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units. Double glazed window to the rear, overlooking the rear garden, 1 1/2 bowls stainless steel sink unit and drainer, with mixer tap over, cupboards under and decorative splash back tiling. Integrated electric oven, integrated electric hob with built-in cooker hood over and extractor fan, floor tiling, double glazed window overlooking the rear garden, recess area providing space for a fridge freezer and providing a power point and door gives access into the utility room.

Utility Room

7' 5" x 6' 6" (2.26m x 1.98m)

Having fitted wall units, space and plumbing for a washing machine and space and plumbing for a dish washer, venting for a dryer, double glazed window to the rear and double glazed door giving access into the rear garden and pedestrian door gives access into the garage.

First Floor Landing

Having loft access via a drop down ladder, double glazed; window to the side and doors to the three bedrooms and the bathroom.

Bedroom One

11' x 11' 2" (3.35m x 3.40m)

Having double window to the rear, overlooking the rear garden, built-in wardrobes with sliding mirrored fronts and decorative coving to ceiling.

Bedroom Two

11' 10" MAX x 11' 1" (3.61m MAX x 3.38m)

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

Bedroom Three

7' 9" x 9' 1" (2.36m x 2.77m)

Having double glazed window to the front, radiator to wall, coving to ceiling and cupboard to wall housing the wall mounted central heating boiler and providing storage.

Family Bathroom

Having panelled bath with shower over the bath, having rainfall and hand held facility, low level flush WC, wall mounted wash hand basin, wall mounted heated towel rail radiator, extractor fan, spotlight to ceiling, part tiling to walls, floor tiling and frosted double glazed window to the side.

Outside Front

Having driveway providing off road parking and access to the garage.

Garage

16' 4" x 7' 5" (4.98m x 2.26m)

Having automatic up-and-over door, internal tap, gas meter to wall and pedestrian door giving access into the utility room.

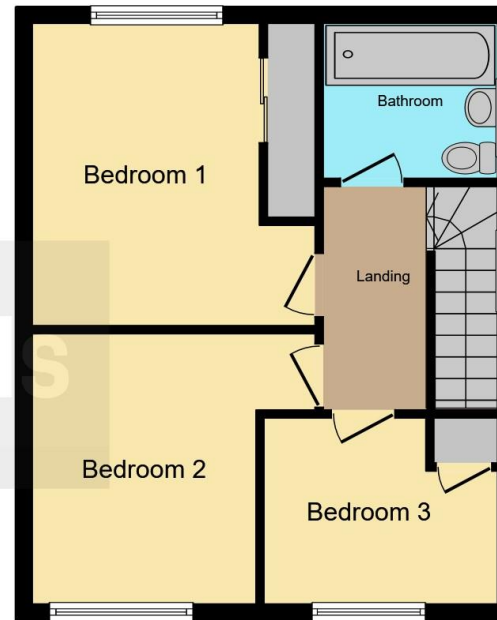








Ground Floor



First Floor

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: D

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Tenure: Freehold



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