



Connells

Cotysmore Road
Sutton Coldfield



Property Description

A 3 double bedroom detached family home located on an excellent sized plot with excellent potential for expansion(subject to planning). A really good project opportunity. Offered with NO UPWARD CHAIN. In need of modernisation and updating. Superbly located in good school catchment area for primary and senior schools. Having large side garage and in and out driveway. The home benefits from having a reception porch and hallway, dual aspect family lounge opening into a sun room, separate dining room, fitted kitchen with a door into a rear covered utility area with Guest WC and access to a outhouse. On the first floor there are three double bedrooms and a family bathroom. To the rear there is a good sized garden with mature shrubs and trees, fencing to sides and rear. Viewing absolutely essential.

Entrance Porch

Double glazed door to porch area. Internal double glazed door giving access into the hallway.

Reception Hallway

having doors giving access into the Lounge, Dining Room and Kitchen. Stairs lead to the first floor landing and radiator.

Lounge

11' 5" includes recess x 21' 11" plus bay (3.48m includes recess x 6.68m plus bay)

A dual aspect room having double glazed walk in bay window to the front, sliding double glazed patio doors into the Sun Room, TV aerial point, two radiators, coving and wooden fire surround.

Sun Room

A conservatory style sun room with sliding door to the rear garden.

Dining Room

14' 1" x 7' 10" (4.29m x 2.39m)

Having double glazed window to front, radiator, feature display archway, cupboard housing gas and electric meter.

Kitchen

8' 7" x 8' 3" (2.62m x 2.51m)

A fitted kitchen with fitted base units, work surfaces over, double glazed window to rear, stainless steel sink and drainer unit with taps over, built in electric oven and built in gas hob, glazed door to the rear side covered area.

Side Covered Utility Area

Having single glazed window to side, space and plumbing for a washing machine, space for a drier, door to Guest WC. Door to wooden outhouse.

Guest Wc

Having low level flush WC, single glazed window to side and wall mounted wash hand basin.

Wooden Outhouse

This has been used as a storage area only and is in need of attention.

First Floor Landing

Doors off to the 3 bedrooms and family bathroom. Window to the side.

Bedroom 1

13' into bay x 10' 2" (3.96m into bay x 3.10m)

Double glazed window to front, radiator, built in wardrobe with mirrored front and coving.

Bedroom 2

15' 9" includes rslped ceiling x 10' 1" includes recess (4.80m includes rslped ceiling x 3.07m includes recess)

Double glazed window to front, single glazed window to rear and two radiators. This room has a sloped ceiling.

Bedroom 3

10' 2" x 8' 8" (3.10m x 2.64m)

Having double glazed window to the rear and radiator.

Family Bathroom

Having a 3 piece suite comprising paneled bath, low level flush WC, wash hand basin, coving, radiator and double glazed frosted window to rear.

Outside

Front

Having in and out driveway providing off road parking. Access to the Garage and side access to the rear. Access to the Garage.

Garage

33' x 13' 2" (10.06m x 4.01m)

An excellent sized side garage. Having automatic roll up and over electric door. Access at the rear to a work shop.

Workshop

At the rear of the garage an provides good storage space.

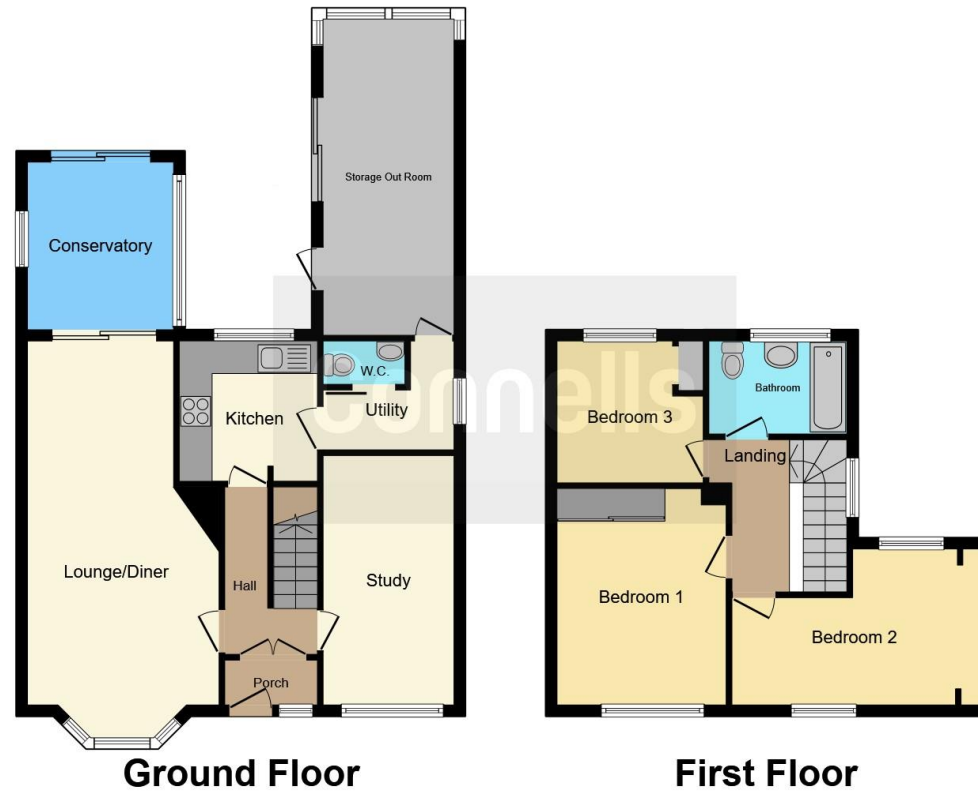
Rear Garden

A good sized rear garden with mature plants and shrubs. In need of cutting back but offering excellent space. Having carriage style lantern, fencing to side and rear.









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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