



76 NEWHALL FARM CLOSE  
CUL-DE-SAC

**Connells**

Newhall Farm Close  
Sutton Coldfield



## Property Description

Connells are pleased to present this three bedroom semi-detached house in a sought after location within walking distance to NewHall Nature Reserve. The property occupies a substantial corner plot with ample room to extend STPP. In need of some modernising throughout the property has huge potential for a spacious family home. The ground floor comprises front to back lounge-diner and fully fitted kitchen. The first floor offers three bedrooms plus family bathroom. There is a fully enclosed garden to the rear plus driveway and single garage to the front. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the main front door the property comprises:

### Entrance Porch

With double glazed UPVC door to the front, double glazed windows to the side and Entrance Door to the Living Room

### Living Room

11' 1" max x 22' 11" max (3.38m max x 6.99m max)

With working gas fire, two radiators, staircase to the first floor landing, double glazed windows to the front and rear and door to the kitchen

### Kitchen

10' 3" max x 9' 2" max (3.12m max x 2.79m max)

Partially fitted kitchen with a range of wall and base units with worktops over, space for freestanding gas cooker and hob, stainless steel sink and drainer, space and plumbing for washing machine, breakfast bar area with radiator under, space for freestanding fridge-freezer, double glazed window to the rear and UPVC door to the garden

### First Floor Landing

With stairs from the ground floor, airing cupboard, loft hatch and doors to:

### Bedroom One

11' 4" max x 10' 10" plus door recess (3.45m max x 3.30m plus door recess)

With radiator and double glazed window to the rear

### Bedroom Two

11' 7" max x 10' 10" max (3.53m max x 3.30m max)

With radiator and double glazed window to the front

### Bedroom Three

7' 2" x 8' 6" (2.18m x 2.59m)

With radiator and double glazed window to the front

### Bathroom

Fully tiled suite comprising bath with hot and cold taps, electric powered showered over, wash hand basin, low level WC, radiator and double glazed window to the rear

### Garage

Single integral Garage with up and over door to the front, electrical power and lighting

### Outside

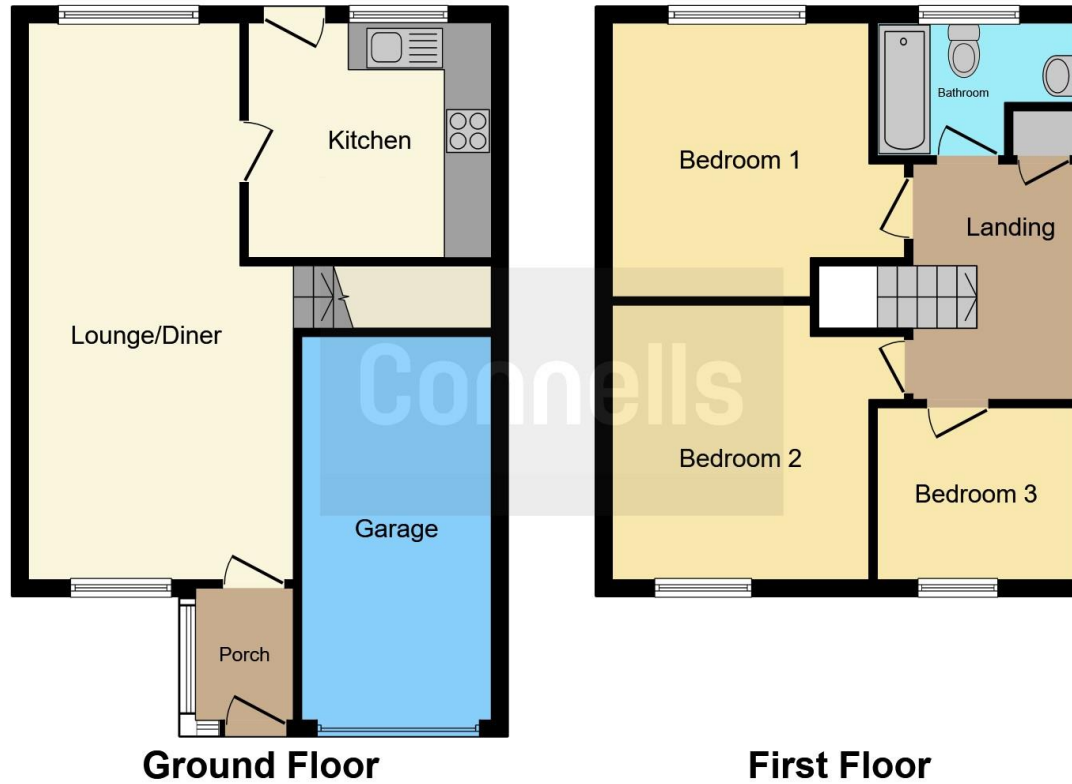
To the front is a driveway providing off-road parking for several vehicles and substantial corner lawned area to the side.

To the rear is a fully enclosed garden with patio area, laid to lawn, hedges to the rear, outside tap and gate to the side.









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)

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**EPC Rating: Awaited**

Tenure: Freehold

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