





Property Description

An excellent opportunity to purchase a three bedroom family semi-detached home located close to the heart of Sutton Coldfield town centre, Sutton Coldfield train station, Sutton park & Good Hope Hospital. The property is towards the end of a cul-du-sac and benefits from having an entrance porch with entrance hallway, good sized lounge diner, separate conservatory sitting room and modern fitted kitchen. On the first floor landing there are two double bedrooms, a single bedroom and refitted family with bath and separate shower cubicle. The property benefits from having off road parking and a shared driveway giving access to a private driveway and garage. The property has gardens to front and the rear and is located in an excellent school catchment area for both primary and senior schools. The home is in excellent order with central heating and mainly double glazing. BEING SOLD WITH FREEHOLD UPON COMPLETION.

Entrance Porch

Having doors to the front, giving access into the porch area with internal double glazed door giving access into the reception hall.

Reception Hall

Having double glazed window to the side, radiator to wall, doors off to two built-in under stairs storage cupboards and door gives access into the lounge.

Lounge Diner

25' 3" DOOR RECESS TO THE WINDOW x 11' 5" MAX (7.70m DOOR RECESS TO THE WINDOW x 3.48m MAX)

Being an excellent sized family lounge diner having double glazed window to the front, two radiators to wall, TV aerial point, coving to ceiling, two ceiling roses, space for a table, single glazed door gives access into the conservatory and having feature fireplace.

Conservatory/Sitting Room

17' 8" x 8' PLUS THE DOOR RECESS (5.38m x 2.44m PLUS THE DOOR RECESS)

The conservatory is accessible from both the lounge and the kitchen, has double glazed windows to the rear, wall light fittings, radiator to wall, double glazed French doors gives access to the rear garden and double glazed window to the side and the rear, doors give access to the kitchen and back into the lounge.

Fitted Kitchen

10' 11" PLUS THE DOOR RECESS x 7' 6" (3.33m PLUS THE DOOR RECESS x 2.29m)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed bow window to the side, stainless steel sink and drainer unit with mixer tap over and decorative splash back tiling, electric cooker point, space for an under counter fridge and under counter freezer, single glazed circular window and double doors give access back into the conservatory.

First Floor Landing

Having double glazed window to the side, doors off to the three bedrooms and the refitted bathroom.

Bedroom One

12' 1" x 8' WARDROBE TO WARDROBE (3.68m x 2.44m WARDROBE TO WARDROBE)

Having double glazed window to the front, radiator to wall, having a range of built-in wardrobes and cupboards over the bed area and cabinets.

Bedroom Two

10' 6" x 8' 11" PLUS THE DOOR RECESS (3.20m x 2.72m PLUS THE DOOR RECESS)

Having double glazed window to the rear overlooking the rear garden and radiator to wall.

Bedroom Three

7' 8" x 6' 3" (2.34m x 1.91m)

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

Refitted Bathroom

Being an impressive high specification refitted bathroom, having paneled bath with mixer tap over, separate shower cubicle with rainfall and mixer tap over, wall mounted wash hand basin with cupboards under, low level flush WC, frosted double glazed window to the side, extractor fan to wall, full tiling to walls, tiled flooring and under floor heating

Outside Front

Having garden laid to lawn and private driveway providing off road parking and gives access into the garage and parking to the side.

Rear Garden

Being a private and enclosed rear garden, having patio area, planted borders and garden laid to lawn and pedestrian access into the garage.

Garage

15' 3" x 9' 11" As The Shortest Access Point (4.65m x 3.02m As The Shortest Access Point)

Having double doors opening onto the driveway, power and lighting, space and plumbing for a washing machine, sink unit with taps over and work surface, window to the side overlooking the rear garden. The garage also has access a workshop area, providing excellent workshop space and in addition to a good sized store area which provides excellent storage.

Outside Front

Having garden laid to lawn and private driveway providing off road parking and gives access into the garage and parking to the side.

Agents Note

THE VENDOR ADVISES THAT THE PROPERTY IS BEING SOLD WITH FREEHOLD UPON COMPLETION.









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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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