



Connells

Honiley Drive
Sutton Coldfield



Property Description

A immaculately presented three bedroom semi-detached family home located close to main transport links and the Princess Alice retail park providing easy access to local amenities, Located in an excellent school catchment area for primary schools. The home benefits from having an entrance porch, an entrance hallway, modern fitted kitchen, good sized family lounge diner at the rear overlooking the rear garden. There are three good sized bedrooms and a family bathroom. There is a garden to the front, driveway and access to the single garage. To the rear there is a pleasant low maintenance rear garden.

Entrance Porch

Having UPVC door to the front giving access into the porch area with internal single glazed door giving access into the reception hall.

Reception Hall

Having stairs leading onto the first floor landing, ardent flooring, coving to ceiling, radiator to wall, door gives access into the family lounge and the fitted kitchen.

Family Lounge

11' 10" x 18' 9" (3.61m x 5.71m)

Being an excellent sized family lounge / diner overlooking the rear garden, having double glazed window to the rear, double glazed sliding doors giving access into the rear garden, feature fire surround with electric fire facility, two radiators to wall, TV aerial point

and decorative coving to the ceiling, door off to useful under stairs storage cupboard.

Fitted Kitchen

11' 8" x 7' 4" (3.56m x 2.24m)

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units. Having double glazed window to the front, sink and drainer unit with mixer tap over, cupboards under and decorative splash back tiling, gas cooker point, space and plumbing for a washing machine, space for a fridge and freezer, coving to ceiling, spotlights to ceiling, double glazed door leading out to the front and rear garden.

First Floor Landing

Having frosted double glazed window to the side, loft access, doors off to the three bedrooms and the family bathroom.

Bedroom One

10' 5" x 9' 11" (3.17m x 3.02m)

Having double glazed window to the front, radiator to wall, TV aerial point, telephone point, wall to wall built-in wardrobes and coving to ceiling.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

Having double glazed window to the rear, radiator to wall and decorative coving to ceiling.

Bedroom Three

8' 6" x 8' 10" (2.59m x 2.69m)

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

Family Bathroom

Briefly comprising a three piece white bathroom suite having paneled bath with power shower over, low level flush WC, wash hand basin, radiator to wall, wall mounted heated towel rail radiator, spotlights to ceiling, coving to ceiling, frosted double glazed window to the front and door off to an airing cupboard housing the hot water tank, shelving and providing storage.

Outside Front

Having driveway providing off road parking with garden laid to lawn, various plants and shrubs, access to the garage and gated access to the rear of the property.

Garage

15' 10" MAX x 7' 5" (4.83m MAX x 2.26m)

Having lighting, up-and-over door and housing the gas meter.

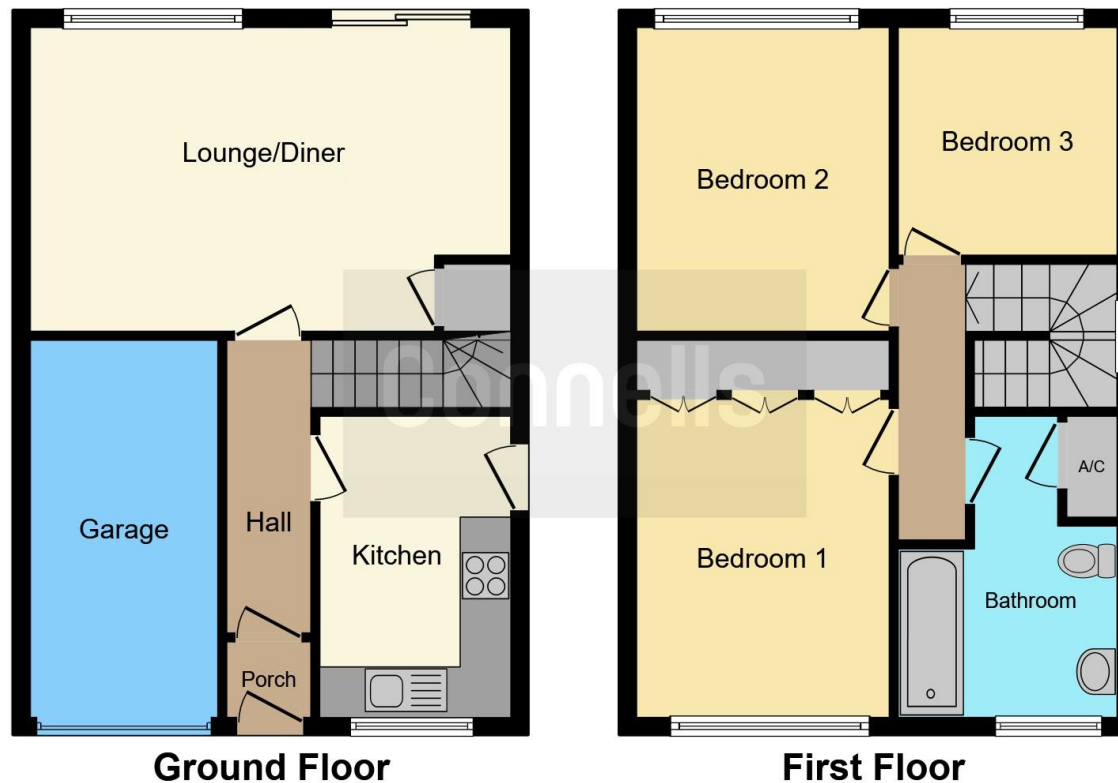
Rear Garden

Being a low maintenance pleasant and attractive rear garden, having patio area, garden laid to lawn, fencing to the side and rear and gated access to the front.









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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