



Connells

Plants Close
Sutton Coldfield

Plants Close Sutton Coldfield B73 5DH

for sale offers over
£375,000



Property Description

A well presented three bedroom modern detached bungalow located in a quiet cul-du-sac location. Close to local transport links , shopping and local amenities. The property benefits from having a good sized block paved driveway and a single garage. The property is offered with NO CHAIN. The accommodation comprises an entrance hallway, family lounge with feature fireplace opening into a good sized conservatory with underfloor heating, modern refitted kitchen with built-in appliances and breakfast bar area, master bedroom with en-suite shower room, two further bedrooms and a separate family bathroom. There is good sized flat and low maintenance rear garden which is private and enclosed. Central heating and double glazing.

Entrance Hallway

Having double glazed door to the side of the property giving access into the reception hall. Having radiator to wall, coving to ceiling, tiled flooring, doors off to the kitchen, three bedrooms and the family bathroom.

Lounge

10' 5" x 16' 11" PLUS DOOR RECESS (3.17m x 5.16m PLUS DOOR RECESS)

Having double glazed patio doors leading to the conservatory, feature stone fire surround with electric fire facility, insert and hearth. Three wall light fittings, TV aerial point and decorative coving to ceiling.

Conservatory

11' PLUS DOOR RECESS x 10' 3" (3.35m PLUS DOOR RECESS x 3.12m)

Being a UPVC double glazed conservatory overlooking the rear garden, having double glazed French doors leading into the garden, lighting, extractor fan, tiled flooring, underfloor heating and ceiling fan.

Fitted Kitchen

15' 3" x 8' PLUS DOOR RECESS (4.65m x 2.44m PLUS DOOR RECESS)

Being an excellent modern fitted kitchen having fitted base units with work surfaces over and matching up-stand, fitted matching wall units, double glazed window to the rear overlooking the rear garden, 1 & 1/2 bowl sink and drainer unit with mixer tap over, cupboards under. Built-in gas hob with extractor fan and cooker hood over, integrated dishwasher, glass splash-back, spotlights to ceiling, breakfast bar area providing excellent seating, integrated double oven and pedestrian door gives access into the garage.

Bedroom One

12' 11" TO EXCLUDE BAY & DOOR RECESS x 10' 4" (3.94m TO EXCLUDE BAY & DOOR RECESS x 3.15m)

Having double glazed box window to the front, radiator to wall, TV aerial point, telephone point, three built-in double wardrobes, coving to ceiling, laminate flooring and door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with electric shower facility, wall mounted wash hand basin, low level flush WC, shaver point, extractor fan, spotlights to ceiling, part tiling to walls, tiled flooring and having wall mounted heated towel rail.

Bedroom Two

8' 3" x 9' (2.51m x 2.74m)

Having double glazed window to the front and to the side, radiator to wall, TV aerial point, telephone point and coving to ceiling.

Bedroom Three

9' 5" MAX x 8' 3" MAX (2.87m MAX x 2.51m MAX)

Having double glaze window to the side, TV aerial point, telephone point and coving to ceiling. This room could be used as a second reception room.

Bathroom

Having paneled bath with central mixer tap, low level flush WC, pedestal wash hand basin, extractor fan, spotlights to ceiling, wall mounted heated towel rail radiator, tiled flooring and part tiling to walls.

Outside Front

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

Garage

16' 8" PLUS DOOR RECESS x 7' 10" (5.08m PLUS DOOR RECESS x 2.39m)

Having power and lighting, remote control up and over door, loft access, wall mounted

central heating boiler, sink and drainer unit and pedestrian door gives access into the rear garden and pedestrian door gives access into the kitchen.









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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