



**Connells**

Colmore Drive  
Sutton Coldfield





## Property Description

A three-bedroom end terraced home in a quiet cul-du-sac location. In an excellent school catchment area for both, primary and senior schools, with convenient access to public transport links and main roads. The property sits at the end of the cul-du-sac, on a good-sized corner plot, having great potential for future expansion (SUBJECT TO PLANNING). The home benefits from having an entrance hallway, good size family lounge with walk-in bay window, separate dining room and modern refitted kitchen. ON the first-floor landing, there are three excellent sized bedrooms and a family bathroom. The property has gardens to fronts, side and to the rear, has a side store attached to the property. The home benefits from central heating and double glazing.

## Entrance Hall

Having double glazed door giving access into the entrance hall and double glazed window to the front, doors to the lounge and the kitchen, radiator to wall, stairs lead to the first floor landing, door off to useful under stairs storage cupboard and quarry tiled flooring.

## Lounge

11' 6" PLUS THE BAY & IINCLUDE RECESS x 14' ( 3.51m PLUS THE BAY & IINCLUDE RECESS x 4.27m )

Having double glazed walk-in bay window to the front, feature fireplace, double paneled radiator to the wall, wooden fire surround, decorative dado railing, coving to ceiling, living flame gas fire and with doorway leading

into the dining room.

## Dining Room

11' 6" x 9' 4" PLUS DOOR RECESS ( 3.51m x 2.84m PLUS DOOR RECESS )

Having double glazed patio doors leading onto the rear garden, radiator to wall, laminate flooring, decorative dado railing and doorway leading into the kitchen.

## Kitchen

9' 6" x 9' 10" ( 2.90m x 3.00m )

Comprising a fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the garden, stainless steel sink and drainer unit with mixer tap over, gas cooker point, space and plumbing for a washing machine, space for a fridge freezer, single glazed door giving access into the garden.

## First Floor Landing

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

## Bedroom One

15' 1" MAX x 11' 6" MAX ( 4.60m MAX x 3.51m MAX )

Having double glazed window to the front, radiator to wall and wooden flooring.

## Bedroom Two

11' 6" x 9' 5" ( 3.51m x 2.87m )

Having double glazed window to the rear, wooden flooring, door off to storage area and cupboard housing wall mounted central heating boiler.

### Bedroom Three

11' 7" MAX x 9' 11" ( 3.53m MAX x 3.02m )

Having radiator to wall, double glazed window to the front and wooden flooring.

### Bedroom

Briefly comprising a paneled bath with electric shower over the bath, low level flush WC, wash hand basin, radiator to wall, part tiling to walls, tiled flooring and door to storage cupboard.

### Outside Front

Having a good sized garden to the front, with pathway leading to the front of the property and with hedging to the front.

### Rear Garden

Being an excellent sized rear garden with patio area, fencing to the perimeter, with steps giving access down onto a further patio area, garden laid to lawn and benefiting from three out-house storage areas.

### Side Store Area

There is side storage providing excellent storage space, with a door to the front and a single glazed door to the back.



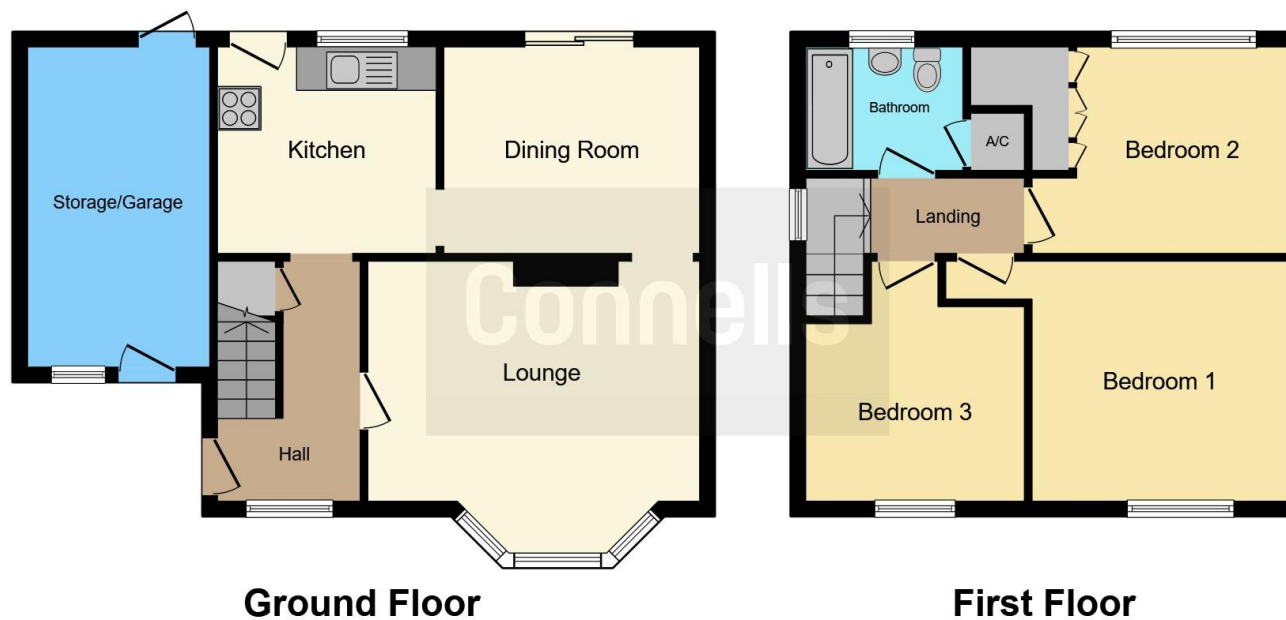












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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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