



Connells

Honeyborne Road
Sutton Coldfield



Property Description

A spacious and immaculately presented 2 double bedroom detached bungalow set on a corner plot position. The property has been extended and offers an entrance porch with large reception hallway, family lounge with feature fireplace, impressive, refitted family dining kitchen opening into a conservatory. There is a master bedroom suite with a dressing room and en-suite shower room. There is an excellent sized 2nd bedroom with built-in wardrobe, and a family refitted bathroom with free standing bath and separate shower cubicle. There is an in and out driveway providing ample parking. to the rear there is a good sized and low maintenance rear garden. The bungalow is an excellent school catchment area and close to amenities and Good Hope Hospital.

Entrance Porch

Having double glazed door giving access into the entrance porch with light facility and internal double glazed door giving access into the reception hallway.

Reception Hallway

Being an excellent sized reception hallway, having wood flooring, loft access, radiator to wall, double glazed window to the front, doors give access into the lounge, the kitchen, the two bedrooms and the family bathroom.

Family Lounge

15' 11" x 12' 10" max (4.85m x 3.91m max)

Having double glazed window to the front, radiator to wall, and feature gas fire to wall.

Extended Fitted Kitchen

17' 11" max x 15' 8" max (5.46m max x 4.78m max)

Briefly comprising a modern refitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the garden and double glazed door gives access into the garden. Having double glazed doors that give access into the conservatory. 1&1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under and splash back tiling, space for a fridge freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher, two radiators to wall, decorative coving to ceiling, wooden flooring, feature ceiling lantern, wall mounted central heating boiler and space for a dual fuel range cooker.

Conservatory

12' 1" x 12' 1" (3.68m x 3.68m)

Being a UPVC double glazed conservatory with floor tiling and the rear garden, ceiling fan and double glazed French doors give access into the rear garden.

Bedroom One

12' 11" x 12' 1" (3.94m x 3.68m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall, coving to ceiling and doors give access to the en-suite, and the dressing room.

Dressing Room

7' 8" x 3' 6" (2.34m x 1.07m)

Having radiator to wall and built-in wardrobes.

En-Suite Shower Room

Having a shower cubicle with power shower, low level flush W.C, wash hand basin with cupboard under, radiator to wall, frosted double glazed window to the rear, floor tiling and wall tiling.

Bedroom Two

15' 3" x 7' 9" in front of wardrobes (4.65m x 2.36m in front of wardrobes)

Having double glazed window to the front, radiator to wall and with built-in double wardrobes with sliding fronts.

Family Bathroom

A free-standing bath mixer tap over, shower cubicle with jet spray shower facility, wash hand basin, low level flush W.C, extractor fan to wall, floor tiling, full tiling to walls, spotlights to ceiling and ceiling window lantern.

Outside

In And Out Driveway

The property benefits from an in-and-out driveway, providing ample off-road parking.

Front Garden

Having planted shrub borders and edging, gated access to the side and to the rear garden and having access into the garage.

Garage (unmeasured)

This is a single integral garage (garage is unmeasured)

Rear Garden

Being an excellent sized low maintenance rear garden with patio area, garden laid to lawn and boundary fencing.









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EPC Rating: D

Tenure: Freehold

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