



**Connells**

Grange Lane  
Sutton Coldfield



# Grange Lane Sutton Coldfield B75 5LB

for sale offers over  
**£350,000**



## Property Description

A immaculately presented 3-bedroom mid-terrace house located in a popular area of Grange Lane with easy access to the local amenities, bars and restaurants of Mere Green and in close walking distance to countryside walks. The property is located in excellent catchment areas for both primary and senior schools. The home comprises a good sized driveway to the front providing ample off-road parking. There is an extended entrance porch which gives access into a family dining/sitting room. To the rear there is a family lounge which opens out into a good sized kitchen and conservatory. The conservatory overlooks the rear garden. The kitchen has been refitted and has a breakfast bar seating area. On the 1st floor there are 3 good-sized bedrooms and a refitted family bathroom with a bath and separate walk-in shower. Outside the property has a mature landscaped garden, being a cottage style garden having ample planting, herbaceous borders, pathways leading to the bottom of the garden. Rear seating and various plants, shrubs and trees.

## Entrance Porch

A dwarf-wall and solid wood storm porch leads to the composite front door for access to the porch area. A door leads to a built-in under-stairs cupboard, offering space as a cloakroom and storage area. Spot lighting to ceiling. A door with a single-glazed display window to the main living areas. A double-glazed window at the front allows natural light.

## Dining/Sitting Room

13' 11" maximum x 9' 11" maximum ( 4.24m maximum x 3.02m maximum )

Featuring two double-glazed windows to the front. Two radiators to wall, a multi-fuel burner with a tiled hearth. A cupboard housing electricity meter. Luxury vinyl wood-effect flooring (LVT). A door to family lounge and stairs lead to the landing.

## Family Lounge

13' 11" maximum x 11' 6" maximum ( 4.24m maximum x 3.51m maximum )

This room features lovely views of the patio and garden via a rear double-glazed window and double-glazed bi-fold doors which open into the conservatory, extending the living space when needed. A gas pebble-effect fire and built-in shelving. Radiator to wall. Finished with LVT flooring. A door with access to the kitchen.

## Conservatory

9' 9" x 7' 11" ( 2.97m x 2.41m )

A dwarf-wall double-glazed conservatory is bathed in natural light. A door leads out to the rear garden. The room features laminate flooring, a radiator on the wall, and a wall light fitting.

## Kitchen

11' 6" x 10' 7" ( 3.51m x 3.23m )

This modern kitchen offers ample space. It features fitted base units with generous work surfaces and a mix of matching wall units and open pantry shelving for storage. A double-glazed window to the rear overlooks the garden and patio.

The kitchen is equipped with a one-and-a-half bowl sink and drainer unit with a mixer tap with splashback tiling. An integrated gas

oven, gas hob, and built-in cooker hood with an extractor fan above. There's also space for a fridge/freezer, washing machine, and dishwasher, with the necessary plumbing in place.

Radiator to wall. Breakfast bar area offers convenient seating.

## 1st Floor Landing

Having doors leading to the three bedrooms and bathroom. A loft hatch with a drop-down ladder provides access to storage space. A double-glazed window to the front.

## Bedroom 1

13' 11" x 10' ( 4.24m x 3.05m )

Generously sized to accommodate a king-sized bed while allowing for additional furnishings. Two double-glazed windows at the rear provide views of the garden. A large built-in wardrobe offers ample storage with a hanging rail and integrated shelving. Positioned with no overlooking properties. Radiator to wall.

## Bedroom 2

13' 11" x 8' 6" ( 4.24m x 2.59m )

A well-proportioned double bedroom, offering flexibility for various furniture arrangements with additional furnishings such as bedside tables, wardrobes and drawer units. Featuring a double-glazed window to the front. Radiator to wall.

## Bedroom 3

8' 4" x 7' 7" ( 2.54m x 2.31m )

With room for a single bed and additional furnishings. A double-glazed rear window. Radiator to wall. Can be used as a bedroom, a stylish workspace, or a creative retreat.

## Outside Front

Having a good sized driveway providing ample off-road parking with pathway leading to the front of the property and gated access into the rear garden. Decorative landscaping to the side.

## Rear Garden

Being an excellent sized South West facing garden with a sunny aspect. Having a good sized patio area. Fencing perimeter. Lawn area, mature planted borders. Pathway leading to bottom of garden with additional seating terrace. Space for shed

## Family Bathroom

Refitted family bathroom. Comprising a 4 piece bathroom suite. Free-standing bath with mixer tap over. Vanity hand wash basin with built in cupboards and storage under. Spacious walk-in shower with over and hand-held shower facility. Low level flush WC. Spotlights to ceiling. Tiling to floor and walls. Radiator and heated towel rail. Frosted double glazed windows to front and to the rear.



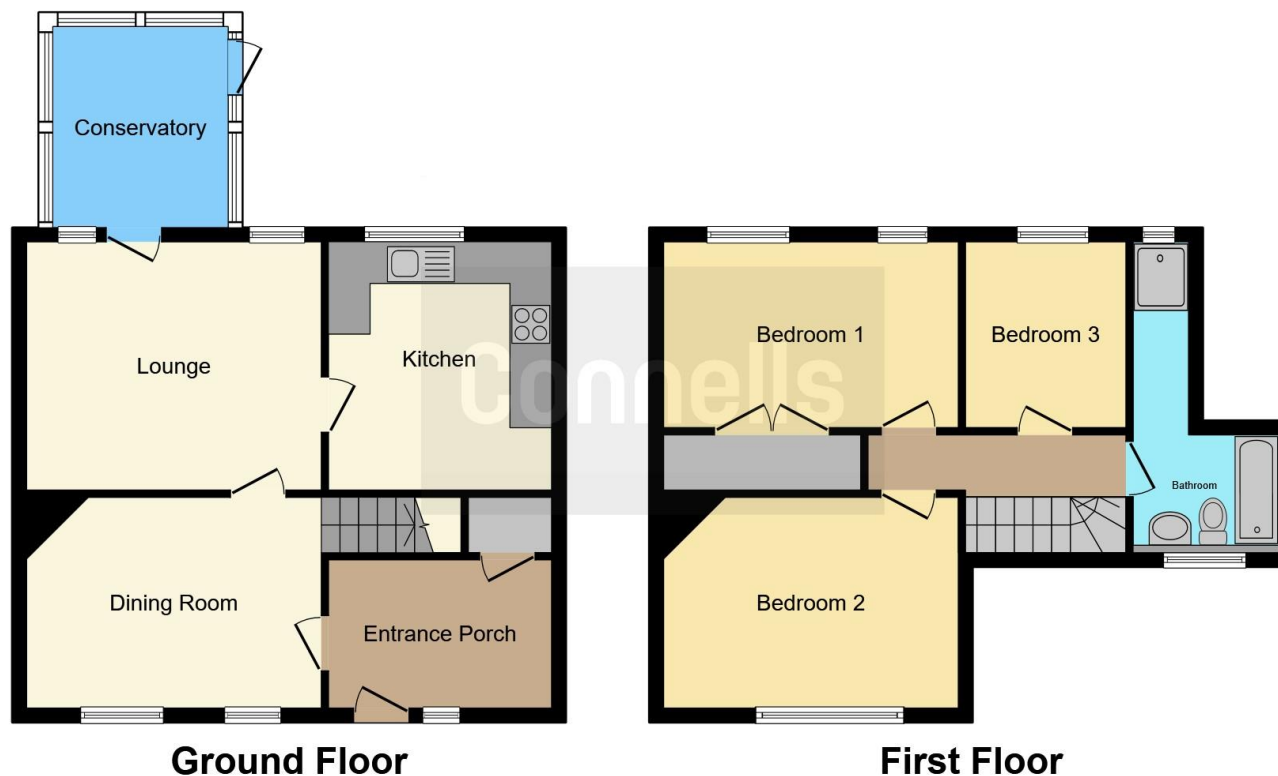












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SCO310571](http://connells.co.uk/Property/SCO310571)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO310571 - 0009