



**Connells**

Milcote Drive  
Sutton Coldfield



# Milcote Drive Sutton Coldfield B73 6QJ

for sale offers over  
**£300,000**



## Property Description

A three bedroom, split level, modern detached home. \*\*\*Offered With No Chain\*\*\* In need of modernisation and updating. In an excellent school catchment area for primary schools and located close to Royal Sutton Park. The property is set in a quiet cul-du-sac location and benefits room having driveway providing off road parking, entrance porch and entrance hallway. On the ground floor there is a flexible, ground floor bedroom three, this room can also be used as a separate reception room, utility room and guest W.C, stairs lead to the first floor landing. On the first floor landing, there is a family lounge with views onto the rear garden, a dining kitchen and a conservatory. There are also two double bedrooms and a family shower room.

## Entrance Porch

Having double glazed door to the front, giving access into the entrance porch. Having light facility, tiled flooring and double glazed window. Single glazed internal door leads into the entrance hallway.

## Entrance Hallway

Having stairs to the first floor landing, door gives access into a ground floor bedroom three, frosted double glazed windows to the side, door gives access to a W.C and a utility room.

## Guest W.C

Having low level flush W.C, wall mounted wash hand basin and frosted double glazed window to the side.

## Bedroom 3 (On Ground Floor)

9' x 7' 4" ( 2.74m x 2.24m )

Having double glazed bay window to the front, telephone point, wall mounted heater, coving to ceiling and built-in wardrobe.

## Utility Room

7' 4" x 8' 7" ( 2.24m x 2.62m )

Having fitted base units, space and plumbing for a washing machine, sink and drainer unit, tiled walls and door gives access into the garage.

## First Floor Landing

Having single glazed frosted window to the side, loft access, doors give access into the kitchen, the lounge, the two bedrooms and the bathroom.

## Lounge

20' plus doorway to conservatory x 10' 11" ( 6.10m plus doorway to conservatory x 3.33m )

Having double glazed sliding patio doors leading into the rear garden, stone fireplace with storage and display storage.

## Fitted Kitchen

10' 9" x 7' 11" ( 3.28m x 2.41m )

Comprising a fitted kitchen, having fitted base units with work surfaces over and fitted matching wall units. 1 & 1/2 bowl sink and drainer unit with mixer tap over cupboard under, integrated electric oven and grill, integrated gas hob, built-in cooker hood and extractor fan. Space for a fridge freezer and archway gives access into the dining area.

## Dining Area

11' 6" x 6' 10" ( 3.51m x 2.08m )

Having double glazed window to the rear and to the side, double glazed patio doors, giving access into the rear garden, coving to ceiling, splash back tiling and wall heater.

## Conservatory

9' 11" max x 11' 3" ( 3.02m max x 3.43m )

Being a UVPC double glazed conservatory. Having double glazed door to the rear garden and being part tiled.

## Bedroom One

13' x 11' to rear of wardrobe ( 3.96m x 3.35m to rear of wardrobe )

Having double glazed window to the front, wall-to-wall built-in wardrobes, wall mounted heater and coving to ceiling.

## Bedroom Two

10' 3" to front of wardrobes x 9' 5" ( 3.12m to front of wardrobes x 2.87m )

Having double glazed window to the front, wall-to-wall built-in wardrobes and telephone point.

## Shower Room

Briefly comprising a shower cubicle with power shower, low level flush W.C, wall mounted wash hand basin, a storage cupboard housing the hot water tank, airing cupboard which provides, shelving and storage, wall mounted heated towel rail radiator, built-in wall mirror and frosted double glazed window to the side,

## Outside Front

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

## Garage ( Is Unmeasured)

## Rear Garden

Being a low maintenance rear garden, having patio area, steps up to a lawn area which is artificial grass, space for a shed and being private and enclosed.















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: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SCO310193](http://connells.co.uk/Property/SCO310193)



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: SCO310193 - 0003