



# Whitehouse Common Road Sutton Coldfield B75 6EY

for sale offers over  
**£450,000**



## Property Description

An immaculate and characterful 3 bedroom extended traditional semi-detached home. Located in an excellent school catchment area for both primary and senior schools. The property is well set back off the road providing ample off-road parking to the front with log and bin store. The accommodation has a wealth of character and comprising a canopied entrance porch into a reception hallway with feature stained glass window. A good sized family lounge to the front with feature multi-fuel burner and walk-in bay window which gives open access into a dining room with French doors onto the rear garden and access into a sitting room area. There is a good sized extended and refitted breakfasting kitchen to the rear overlooking the rear garden with access to a side cupboard area providing utility space and guest WC. On the 1st floor landing there are 3 good sized bedrooms and a refitted family bathroom. To the rear of the property there is a good sized mature and landscaped rear garden with various plants and shrubs. Close to local amenities and main road transport links.

## Entrance Porch

A canopied entrance porch gives access into the main reception hallway.

## Reception Hallway

Having composite giving access into the reception hall. Stairs lead to the 1st floor landing. 2 double glazed windows to the front. Feature stained glass window. Radiator to wall and doors give access into the family lounge.

## Family Lounge

16' 3" Maximum to include the bay x 11' 5" Maximum into the recess ( 4.95m Maximum to include the bay x 3.48m Maximum into the recess )

Having double glazed walk-in bay window to the front. TV point. Radiator to wall. Decorative picture railing. Having a feature multi-fuel burner with brick built hearth and feature fire surround. Open access into the family dining room.

## Family Dining Room

12' 7" Plus door recess x 11' 5" Maximum ( 3.84m Plus door recess x 3.48m Maximum )

Having double glazed French doors leading out into the rear garden with 2 double glazed windows. Feature wooden fire surround with feature fireplace tiled inset and hearth. Decorative picture railing. Feature archway leading to the sitting room area.

## Sitting Room Area

8' 11" x 5' 7" ( 2.72m x 1.70m )

Having double panelled radiator to wall. Decorative picture railing and glazed door gives access into the kitchen.

## Breakfast Kitchen

13' 5" x 12' 5" ( 4.09m x 3.78m )

Briefly comprising a modern refitted kitchen having fitted base units with work surfaces over and fitted matching wall units. 2 double glazed windows to the rear overlooking the rear garden and double glazed window to the side. Stainless steel sink and drainer unit with mixer tap over, cupboards under and

decorative splash back tiling. Space for a fridge/freezer, space and plumbing for a dishwasher, space for a table. Space for a dual fuel range cooker and built-in cooker hood and extractor fan. Door gives access into the utility room/side cupboard area. Radiator to wall.

### Side Cupboard Area

Having double glazed door giving access into the rear garden and door gives access into the guest WC. Door gives access into a boiler room housing the wall mounted central heating boiler and having space and plumbing for a washing machine.

### Guest WC

Having low level flush WC and wash hand basin.

### 1st Floor Landing

Having double glazed window to the side. Loft access with drop down ladder. Doors to the 3 bedrooms and the family bathroom.

### Bedroom 1

12' 5" Plus the bay x 9' 6" To the front of chimney ( 3.78m Plus the bay x 2.90m To the front of chimney )

Having double glazed walk-in bay window to the front. Decorative picture railing and radiator to wall

### Bedroom 2

12' 7" x 10' 8" ( 3.84m x 3.25m )

Having double glazed window to the rear and radiator to wall.

### Bedroom 3

9' 1" x 6' 10" ( 2.77m x 2.08m )

Having double glazed window to the front, radiator to wall and decorative picture railing.

### Family Bathroom

Being an immaculate refitted family bathroom having panelled bath with shower over with rainfall and hand-held facility, wall mounted wash hand basin with 2 cupboards under, low level flush WC, wall mounted heated towel rail radiator to wall. Part tiling to walls, frosted double glazed window overlooking the rear garden

### Outside Front

Having an excellent sized front driveway providing ample off-road parking. Being set back from the road. Having various plants, trees and shrubs. Having log store and bin store area to the front. Access to the garage.

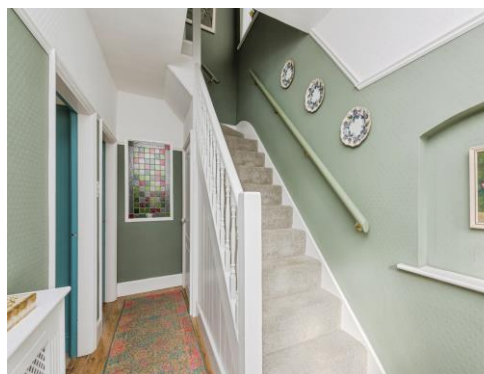
### Garage

15' 4" x 9' 8" ( 4.67m x 2.95m )

Being a good sized garage. Having power and lighting and up and over door and having pedestrian door to the side giving access into the side cupboard area.

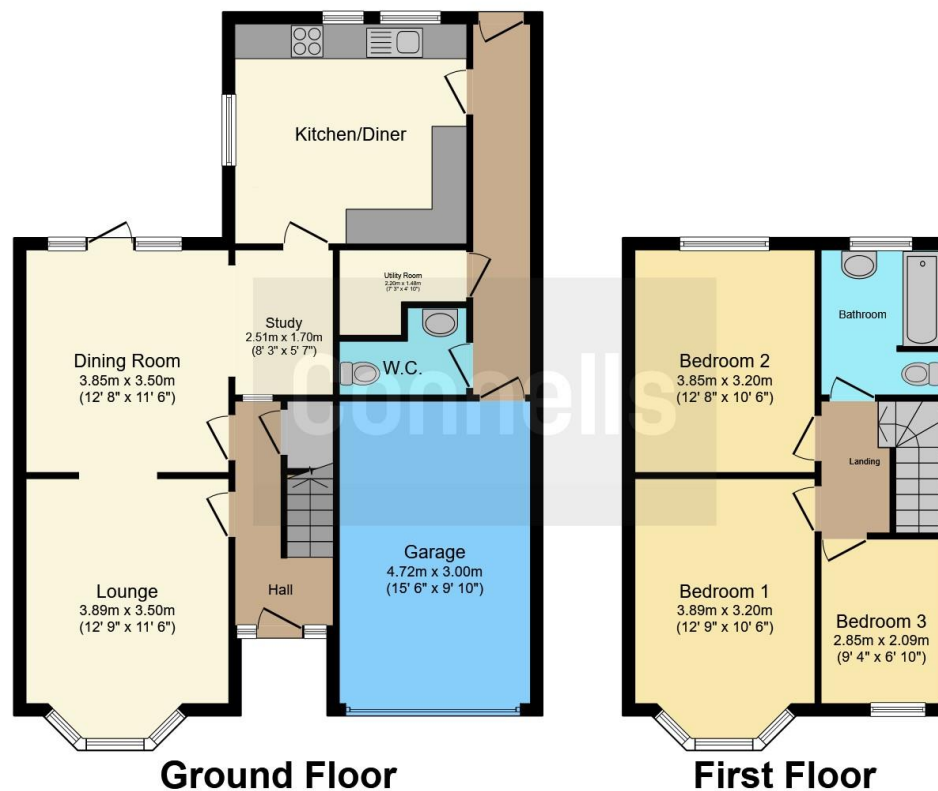
### Rear Garden

Being an excellent mature and landscaped rear garden with raised planted beds. Fencing to the perimeter. Various plants, trees and shrubs. Patio area, garden to lawn and having mature and established planting.









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Tenure: Freehold



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