







## Property Description

A well-presented and extended 3-bedroom detached home set in the heart of Sutton Coldfield town centre. In excellent school catchment area for primary and senior schools. Close access to local amenities, Rectory Park and Sutton Coldfield train station and the amenities of Sutton Coldfield town centre. The property benefits from having an entrance hallway. There is a modern refitted kitchen and guest WC. There is a separate dining room and extended family lounge and a separate office. On the 1st floor landing there is a refitted bathroom and 3 good size bedrooms. There is driveway to the front providing ample off-road parking and a low maintenance private and enclosed rear garden. Central heating and double glazing. Viewing absolutely essential.

## Entrance Porch

Having double glazed door to the front giving access into the entrance porch and having light facility, internal single door gives access into the hallway.

## Hallway

Having stairs that lead onto the first-floor landing, wall mounted designer radiator with mirror front, frosted single glazed window to the side, doors give access into the lounge, the dining room, kitchen and office.

## Dining Room

10' 8" x 12' plus the door recess (3.25m x 3.66m plus the door recess)

Having double glazed patio doors leading onto the rear gardens, spotlight to ceiling and tiled flooring.

## Family Lounge

21' 11" x 11' 2" (6.68m x 3.40m)

Having double glazed bay window to the rear, TV aerial point, four wall light fittings, feature beam-work and brick-built fireplace.

## Study / Bedroom Three

13' 2" plus the recess x 7' 4" (4.01m plus the recess x 2.24m)

Having frosted double glazed window to the side and double-glazed window to the front, radiator to wall, spotlights to ceiling, tiled flooring, cupboard to wall housing the fuse board. Being an excellent sized room.

## Kitchen

10' 11" x 11' 10" (3.33m x 3.61m)

Briefly comprising a modern refitted kitchen, having fitted base units with granite work surfaces over and fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under, integrated electric oven and integrated five ring gas hob with extractor fan and cooker hood over, space for a slim-line dishwasher, space for a fridge freezer, floor tiling, spotlights to ceiling, ample storage space, utility cupboard to wall, having space and plumbing for a washing machine and provides excellent storage. Door gives access into the guest W.C.

## Guest W.C

Having low level flush W.C, wall mounted wash hand basin, tiled splash back, electric heater to wall and tiled flooring.

## First Floor Landing

Having doors off to the three bedrooms, loft access and frosted double glazed window to the side.

## Bedroom One

14' 1" x 11' 3" max (4.29m x 3.43m max)

Having double glazed window to the rear and built-in wardrobes with mirrored fronts and wooden flooring.

## Bedroom Two

10' 8" max x 10' 1" (3.25m max x 3.07m)

Having double glazed window to the rear, radiator to wall, built-in double wardrobe with mirrored fronts and wooden flooring.

## Bedroom Three

12' x 11' 3" max, to include the recess ( 3.66m x 3.43m max, to include the recess )

Having double glazed window to the front, radiator to wall and two built-in double wardrobes and wooden flooring.

## Family Bathroom

Having panelled bath, separate shower cubicle with electric shower, wall mounted wash hand basin with cupboards under, frosted double glazed window to the front, wall mounted heated towel rail radiator, floor tiling and part tiling to walls.

## Separate W.C

Having low level flush W.C and frosted double glazed window.

## Outside Front

Having driveway providing off road parking and planted borders and with access to the rear garden.















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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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