



Connells

Denegate Close
Minworth Sutton Coldfield

Denegate Close Minworth Sutton Coldfield B76 1XN

for sale offers over
£360,000



Property Description

This extended 3-bedroom semi-detached home in Minworth, Sutton Coldfield, offers a private driveway, internal garage access, and a landscaped rear garden with a porcelain slab patio. The ground floor features a family lounge and an open plan kitchen/diner with a breakfast bar and under-stairs pantry. Upstairs, there are three bedrooms and a modern bathroom with a shower over the bath. A Mitsubishi air conditioning unit on the landing provides year-round comfort. The home is equipped with new composite doors, windows, and a Worcester Bosch combi boiler. Located near Candleford Green Public Open Space with a children's playground, this property is well-positioned for local schools, shopping, and major road links including the A38, M6, and M42

Entrance Hall

Tall radiator to wall. Stairs lead to 1st floor landing. Door leads to family main lounge.

Family Lounge

15' 1" x 11' 8" (4.60m x 3.56m)

Front facing bay window. Radiator to wall. Door leads to kitchen.

Kitchen/Diner

24' 5" x 10' 7" (7.44m x 3.23m)

Large kitchen/diner. Integrated appliances include induction hob, dishwasher, washing machine and tumble drier. Door into small

pantry area. Door into garage. French doors go off dining area into rear garden.

Rear Garden

A third of the rear garden is made up of a patio area, the remainder turfed and well maintained

1st Floor Landing

L shaped landing. Doors leads to master bedroom, bedrooms 2 and 3 and the family bathroom

Family Bathroom

Recently refitted modern family bathroom with shower over bath, low level flush WC with vanity wash hand basin.

Bedroom 2

10' 9" x 8' 5" (3.28m x 2.57m)

Rear facing overlooking rear garden. Radiator to wall.

Master Bedroom

15' 1" x 8' 4" (4.60m x 2.54m)

Front facing. Radiator to wall.

Bedroom 3

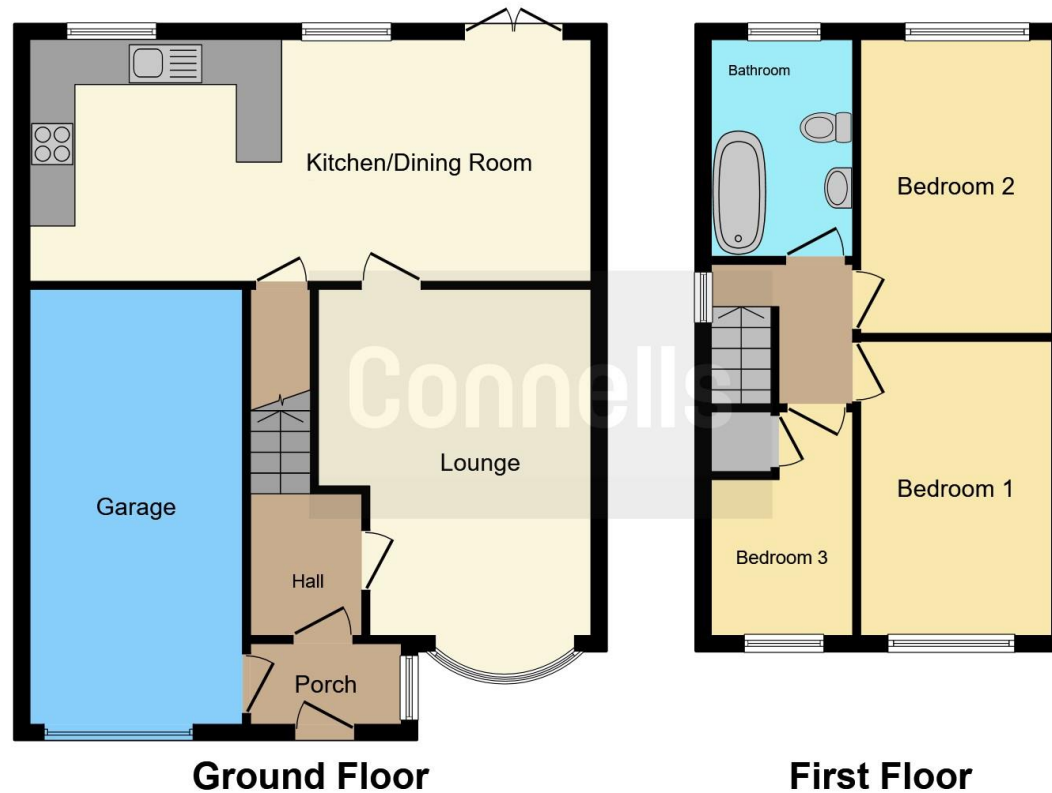
9' 9" x 6' 6" (2.97m x 1.98m)

Front facing. Radiator to wall.









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

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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