



Connells

Fowler Road
SUTTON COLDFIELD



Property Description

A beautifully presented 3 bedroom semi detached property with fantastic potential for future development. This well looked after home boasts a spacious living area leading in to a large, recently refitted, open plan kitchen diner with centre island and space for dining table. Located at the rear of the property, the kitchen opens out on to a well established garden with newly fitted patio area. Off the kitchen features a large double garage with utility area at the rear, with space for washing/drying machines, as well as a modern downstairs toilet. Above the garage is a fantastic space for future developments, subject to planning. The front of the property features a large driveway and multiple access points to the property. Upstairs features 3 great sized bedrooms with fitted wardrobes and a modern family bedroom with recently fitted sanitary wear. Located with access to main road links and transport links, as well as having multiple secondary schools within walking distance of the property.

Entrance Porch

An inner door leads to the entrance hall, radiator to wall, stairs lead to first floor landing, door leads to family lounge

Family Lounge

14' 5" x 12' 2" (4.39m x 3.71m)

A modern lounge space with an electric fire to wall, large radiator to wall. Large front facing window. Wall lights throughout this room. Double doors lead to kitchen.

Kitchen

18' 10" x 9' 11" (5.74m x 3.02m)

A large open-plan fitted kitchen comprising integrated electric oven, induction hob on the island. Two radiators to wall, boiler to wall, space for a large American style fridge/freezer, space for a dining table. Understairs pantry area offering excellent storage space. French doors lead to rear garden. Door leads to guest WC

Rear Garden

Having a recently laid patio area with the remaining two thirds of the rear garden laid to lawn. Fencing and border around perimeter. Space for a shed.

Guest WC

4' 7" x 4' 5" (1.40m x 1.35m)

Comprises low level flush WC, hand wash basin, radiator to wall. Rear facing window

Garage/Utility Room

25' 8" x 16' 7" (7.82m x 5.05m)

Garage with up and over door

Utility Area comprises space and plumbing for a washing machine. Door leads to rear garden.

First Floor Landing

Double window overlooks the garage. Doors lead to family bathroom and bedrooms one, two and three

Family Bathroom

Refitted bathroom comprises shower cubicle with rainfall shower head. Low level flush WC, ,vanity hand wash basin with cupboard under. Heated towel radiator. Rear facing window

Bedroom One

13' 2" x 12' 4" (4.01m x 3.76m)

Having front facing window, radiator to wall, small recess in wall ideal for wardrobe space.

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Having rear facing window, radiator to wall, fitted wardrobes

Bedroom Three

9' 9" x 8' 2" (2.97m x 2.49m)

Having front facing window, radiator to wall, built-in cupboard space with curtain, offering excellent storage

Outside Front

Large block paved driveway offering ample space for off-road parking









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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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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Property Ref: SCO310682 - 0002