



**Connells**

St. Michaels Road  
Sutton Coldfield





### Property Description

A well-presented and recently refurbished three bedroom double fronted semi-detached home located in a popular residential location, within a great school catchment area and close to local amenities and facilities of Boldmere High Street. The property has the benefit of having nine solar panels that are owned to the property and a heat pump fitted. The accommodation comprises an entrance porch and entrance hallway, impressive open-plan living/kitchen/family room that is dual aspect with bi-fold doors onto the rear garden, a ground floor refitted shower room and a refitted first floor family bathroom. There are three good sized bedrooms upstairs and there are low maintenance front and rear gardens, central heating and double glazing.

### Entrance Porch

Having double glazed door to the front giving access into the entrance porch. Composite door gives access into the reception hallway

### Reception Hallway

Having door that gives access into the open plan living/kitchen/ family room. Radiator to wall. Stairs lead to the first floor landing. Door leads to ground floor shower room. Double glazed window to the front.

### Ground Floor Shower Room

Having shower cubicle, wall mounted wash hand basin with cupboard under, low level flush WC, double glazed window. Marble effect wall tiling.

### Living/Kitchen/Family Room

27' 6" plus the door recess x 17' 7" (8.38m plus the door recess x 5.36m)

Lounge area having double glazed window to the front, tiled flooring, cupboard to wall housing the gas/electricity meter. Feature media wall with built-in storage, wall mounted electric fire, under-floor heating, double glazed lantern window to the ceiling and bi-fold doors give access into the rear garden.

Kitchen area being an impressive open-plan kitchen area having fitted base units with work surfaces over, fitted matching wall units, stainless steel sink and drainer with mixer tap over, cupboards under, integrated electric oven, space for a fridge/freezer, space and plumbing for a washing machine, spotlights to ceiling and feature central island with seating area and built-in storage

### First Floor Landing

Having doors off to the three bedrooms, loft access with drop down ladder.

## Bedroom One

9' 8" to the front of the wardrobes x 8' 8" (2.95m to the front of the wardrobes x 2.64m)  
Having double glazed window to the rear overlooking the rear garden, radiator to wall, wall to wall built-in wardrobes and laminate floor.

## Bedroom Two

10' 4" x 8' 9" (3.15m x 2.67m)

Having double glazed window to the front, radiator to wall, built-in double and single wardrobes, laminate floor.

## Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)

Having double glazed window to the rear, radiator to wall and laminate flooring.

## Family Bathroom

Being an impressive family bathroom. Having panelled bath with rainfall hand-held shower over, low level flush WC, wall mounted wash hand basin with cupboard under, extractor fan to wall, frosted double glazed window and marble wall and floor tiling.

## Outside Front

Having driveway providing off-road parking.

## Rear Garden

Being a low maintenance garden with block paved patio area, fencing to the side and rear. Steps down to the garden area and space for a shed, access to the front of the property.

## Solar Panels

Please be advised that property has the benefit of solar panels which are owned to the property. There are nine panels in total and were installed in 2022 approximately. The property also benefits from having a heat pump added to the property.

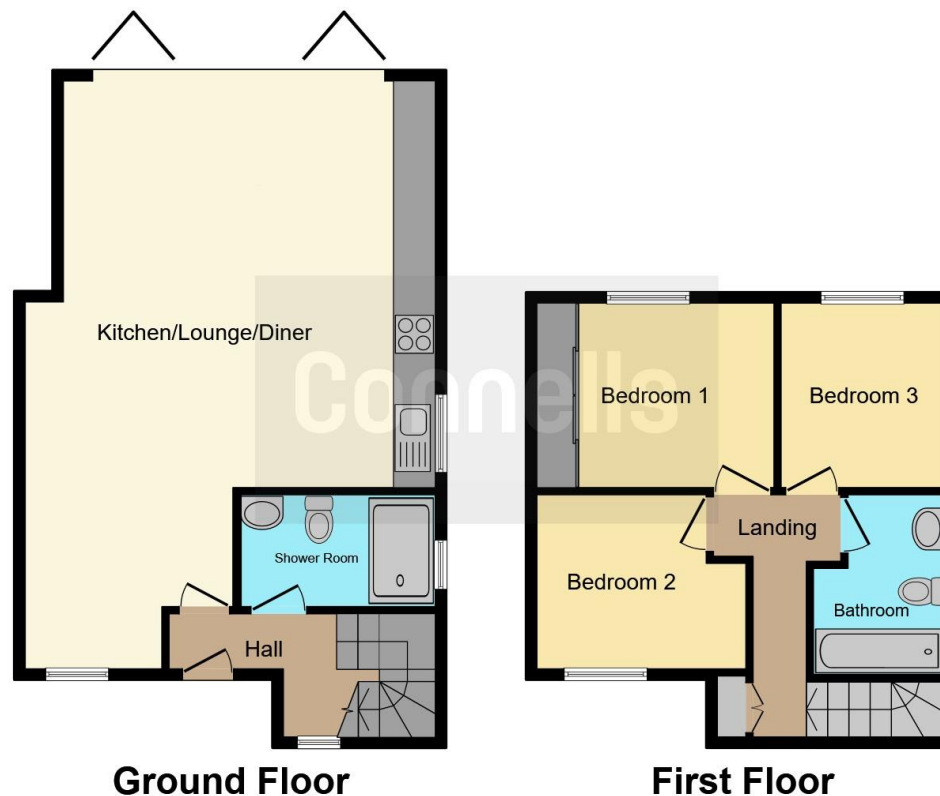












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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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