



Connells

Hazel Avenue
Sutton Coldfield



Property Description

An immaculately presented three bedroom detached family home in a quiet cul-de-sac location. The property is located in a sought after school catchment area with access to local amenities, popular shopping facilities and excellent public transport links. The property also benefits from a driveway and integral Garage providing ample off-road parking and to the rear is a well-maintained rear garden. The accommodation comprises an entrance porch leading into an entrance hall, there is an excellent sized family lounge/dining room which leads to a conservatory. On the first floor landing there is a main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Viewing is highly recommended to appreciate all this home has to offer.

Entrance

Entrance porch leading to entrance hallway. Doors lead off to lounge/dining room and kitchen, stairs lead to first floor landing, radiator to wall.

Lounge/Dining Room

16' 7" x 17' 6" (5.05m x 5.33m)

Having double glazed window to rear, double glazed French doors lead to Conservatory. Fireplace with wooden fire surround, two radiators to wall, TV aerial point, coving to ceiling.

Conservatory

6' 1" x 9' 5" (1.85m x 2.87m)

A UPVC Conservatory having double glazing sliding doors which lead to rear garden, double glazed windows to the side and to the rear.

Kitchen

6' x 11' 1" (1.83m x 3.38m)

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the front, stainless steel sink and drainer unit with mixer tap over, splashback tiling, integrated cooker hood and extractor fan, integrated electric hob, cooker hood with extractor fan over space for a fridge/freezer, space and plumbing for a washing machine, radiator to wall, floor tiling.

First Floor Landing

Giving access to bedroom one, bedroom two and bedroom plus the family bathroom

Bedroom One

12' 2" maximum x 12' 5" (3.71m maximum x 3.78m)

Having double glazed window to front, radiator to wall and fitted double wardrobes.

En-Suite Shower Room

9' 1" x 4' 9" (2.77m x 1.45m)

Comprising shower cubicle with power shower over, low level flush WC, pedestal wash hand basin, radiator to wall, frosted double glazed window to front.

Bedroom Two

9' 1" x 12' 3" (2.77m x 3.73m)

Having double glazed window to rear, radiator to wall.

Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m)

Having double glazed window to rear, radiator to wall.

Family Bathroom

6' 2" x 8' 2" (1.88m x 2.49m)

Rear Garden

Garage

17' 10" x 8' 3" (5.44m x 2.51m)









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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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