



Connells

Blue Cedar Drive
Streetly SUTTON COLDFIELD



Property Description

A modern three-bedroom semi-detached home, located in a popular residential location, in a much sought after school catchment area for both primary and senior schools. Benefiting from having off-road parking to the front, entrance hall with guest WC, good sized family lounge, fitted dining/kitchen at the rear overlooking and accessing the rear garden with some built-in appliances. There are three good sized bedrooms and a first floor family bathroom.

Entrance Hall

Having double glazed door to the front giving access to the hall area, having double glazed window, door gives access into the lounge and door gives access into the guest WC.

Guest WC

Having low level flush WC, wash hand basin, radiator to wall and tiled effect flooring.

Family Lounge

15' 3" x 11' 8" plus the staircase (4.65m x 3.56m plus the staircase)

Having double glazed window to the front, two radiators to wall, stairs lead to the first floor landing, wall mounted electric fire, door gives access into the under stairs storage cupboard and door gives access into the family dining/kitchen.

Family Dining/Kitchen

15' 1" x 8' 6" (4.60m x 2.59m)

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 rear overlooking the rear garden and double glazed sliding patio doors give access into the rear garden, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan, space and plumbing for a dishwasher, space and plumbing for a washing machine and space for a fridge/freezer, radiator to wall and space for a dining table.

First Floor Landing

Having doors off to the three bedrooms and the bathroom.

Bedroom One

11' 6" To include the door recess x 15' 2" Maximum to include the recess (3.51m to include the door recess x 4.62m Maximum to include the recess)

Having two double glazed windows to the front, radiator to wall and door to built-in storage cupboard.

Bedroom Two

8' 10" Maximum x 8' 4" (2.69m Maximum x 2.44m 4)

Having double glazed window to the rear, overlooking the rear garden and radiator to wall.

Bedroom Three

8' 11" x 6' 7" (2.72m x 2.01m)

Having double glazed window to the rear and radiator to wall.

Family Bathroom

Briefly comprising a panelled bath with shower over, low level flush WC, pedestal wash hand basin, extractor fan to wall, part tiling to walls and frosted double glazed window to the rear.

Outside

Front

Having driveway providing off-road parking and pathway leading to the front of the property.

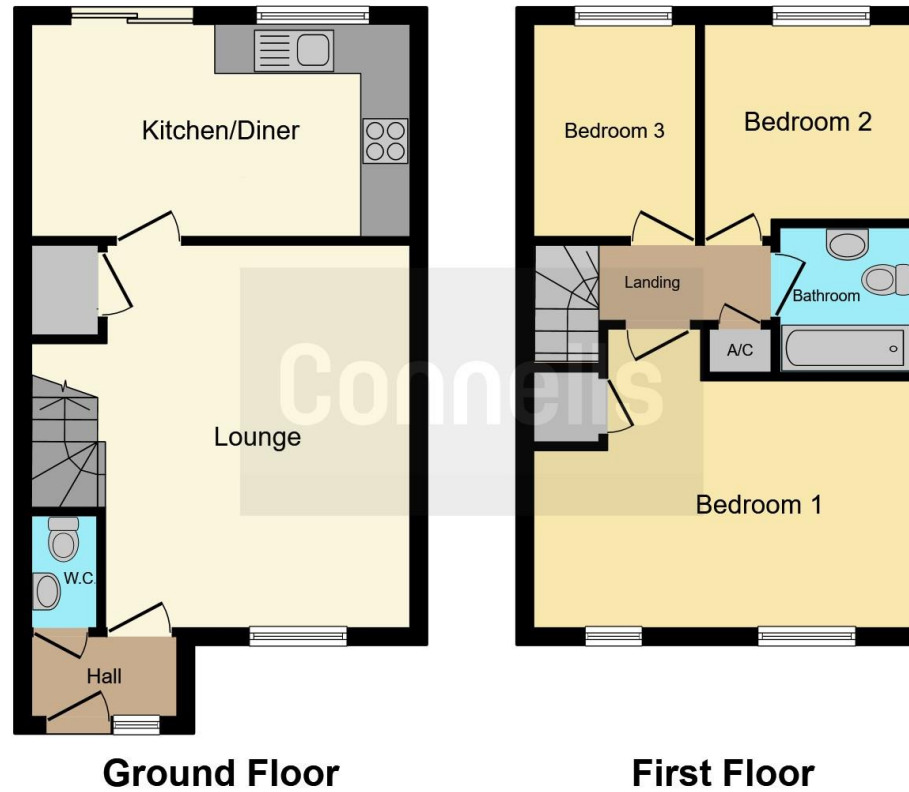
Rear Garden

Having garden laid to lawn, various plants and shrubs, fencing to the perimeter and gated access to the rear garden and outside tap.









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: C Council Tax
 Band: C

Tenure: Freehold

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