





Property Description

A lovingly maintained and well presented three bedroom semi-detached home, located in a popular residential location, close to main road and motorway transport links and close to local bus routes. In a sought after school catchment area for both primary and secondary schools. The property comprises a entrance hallway which has stairs leading off to the first floor landing and a door giving access into a family lounge, off the family lounge there is a breakfast room and a immaculate refitted kitchen, having some built-in appliances. There are three excellent sized bedrooms on the first floor with a family bathroom and separate WC. To the front there is off-road parking and garden laid to lawn and to the rear there is a mature and well stocked sunny aspect rear garden with patio area and planting. The property benefits from having central heating and double glazed and is offered with no chain.

Entrance Hall

Having double glazed door to the front, giving access into the entrance hallway and having double glazed window to the front, radiator to wall, stairs to the first floor landing and door gives access into the lounge.

Family Lounge

16' 9" maximum x 12' 5" (5.11m maximum x 3.78m) Having a double glazed window to the front, radiator to wall, TV aerial point, gas fire with fire surround and wooden mantel, two wall light fittings and glazed door gives access into the breakfast room.

Breakfast Room

11' 8" x 9' 4" maximum (3.56m x 2.84m maximum)

Having double glazed window to the rear, radiator to wall and internal door gives access into the refitted kitchen.

Refitted Kitchen

9' 5" x 7' 10" (2.87m x 2.39m)

Comprising a modern refitted kitchen, having fitted base units with square edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over and under, decorative splashback tiling, integrated electric oven with cupboard over and under, integrated electric hob, space and plumbing for a washing machine, tiled floor, double glazed door gives access into the inner porch. The inner porch has a double glazed door to the garden and within the kitchen there is a door giving access into a pantry storage area.

First Floor Landing

Having double glazed window to the side, loft access, doors off to the three bedrooms, family bathroom and separate WC.

Bedroom One

12' 5" x 10' 11" plus the recess (3.78m x 3.33m plus the recess)

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

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)

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

Bedroom Three

9' 6" x 8' 9" maximum (2.90m x 2.67m maximum)

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

Family Bathroom

Briefly comprising a panelled bath with mixer tap over, wash hand basin, frosted double glazed window to the rear and part tiled to walls. Door gives access to the airing cupboard which has a wall mounted central heating boiler.

Separate WC

Having low level flush WC, double glazed frosted window to the rear.

Outside

Front

Driveway providing off-road parking, garden laid to lawn with planted borders and gated access into the rear garden.

Rear Garden

Being a beautifully planted and well stocked rear garden. Having fencing to the side and the rear, a shed, patio area together with a patio at the end of the garden, stepping stone pathway, an excellent storage area, garden laid to lawn, planted borders and various plants and shrubs.









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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310792



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310792 - 0006