



Connells

Stourton Close
Sutton Coldfield



Property Description

A lovingly presented three double bedroom semi-detached property close to Sutton Coldfield town centre and in a much sought after catchment location for both primary and secondary schools and within walking distance of multiple primary and secondary schools, this is the perfect family home for a growing family. Inside the property there is ample living space with a generous lounge and dining area leading through into a separate conservatory for extra living space. This property also features a good sized kitchen with built-in appliances and boiler system with access to a well established rear garden with fantastic features and access to a separate detached garage. On the first floor there are three good sized bedrooms with ample storage space on the landing, access to the loft and a modern family bathroom. Also there are good main road links leading to both the town centre and the city centre of Birmingham.

Entrance Hall

The entrance hall is accessed via a PVC door, radiator to wall, stairs lead to first floor landing, understairs cupboard offering excellent storage, doors leads to family lounge

Family Lounge

13' 1" x 10' 7" (3.99m x 3.23m)

Large bay window to front, radiator to wall, electric fireplace, open-plan into the family dining room.

Family Dining Room

10' 11" x 9' 6" (3.33m x 2.90m)

Having a radiator to wall, open-plan into the family lounge and open-plan into the conservatory.

Conservatory

9' 2" x 7' 6" (2.79m x 2.29m)

Brick to base, double glazed windows throughout with glazed roof, patio door leads to rear garden.

Kitchen

10' 11" x 7' 2" (3.33m x 2.18m)

A fully integrated kitchen with space and plumbing for a washing machine, cupboard space to accommodate a fridge/freezer, a four-ring gas hob with gas oven beneath, boiler to wall, overhead cupboards, patio doors leads to rear garden.

Outside - Rear Garden

A large patio area with wooden verandas either side, small area laid to lawn, side access to garage.

Front

Having block paved double driveway and gated side access to the garage and rear garden.

Garage

16' 7" x 8' 1" (5.05m x 2.46m)

Having power and lighting, space for tumble drier or equivalent, gated side access to the front of the property.

First Floor Landing

Having window to side and doors give access to bedrooms 1, 2 and 3 and family bathroom.

Bedroom 1

13' 6" x 10' 1" (4.11m x 3.07m)

A front facing bedroom with radiator to wall, fitted wardrobes and built-in cupboard space.

Bedroom 2

9' 3" x 9' 1" (2.82m x 2.77m)

A rear facing bedroom with radiator to wall and built-in wardrobes.

Bedroom 3

10' 1" x 6' 5" (3.07m x 1.96m)

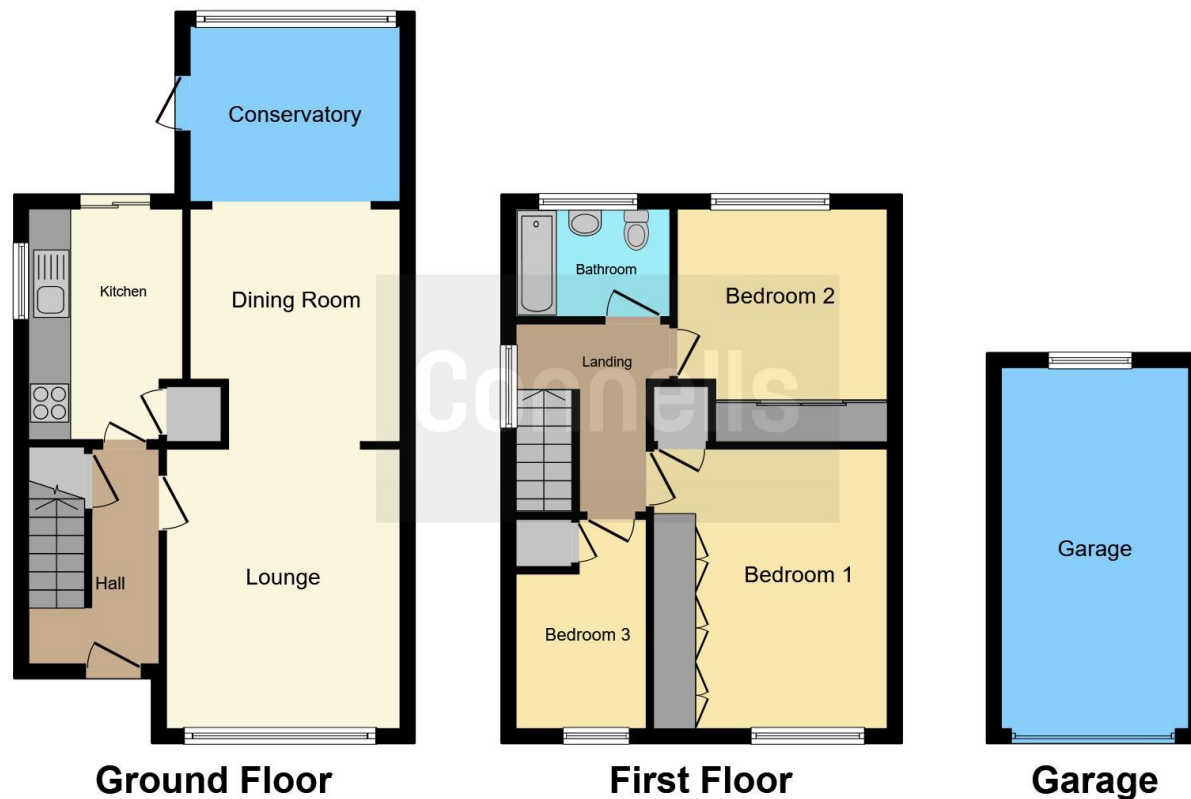
A front facing bedroom with radiator to wall and built-in cupboard space.

Family Bathroom

Briefly comprising a bath with shower over, vanity hand wash basin and low-level flush WC with cabinets above and to the side, towel radiator to wall and frosted double glazed window.







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: D Council Tax
 Band: C

Tenure: Freehold

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