





Property Description

A lovingly presented 2 bedroom end-terraced property, great for family living. Situated in a quiet location, this property has quick access to local amenities and good travel links. Inside features a generous kitchen with plenty of cupboard space and built in appliances included. An electric oven and induction hob with hood makes for modern living, as well as integrated fridge and separate freezer for ease of access. Downstairs features a great living space, with good sized living room and dining space, leading out into a conservatory at the back of the property. This property offers ample storage with multiple cupboards downstairs and a few built in cupboards upstairs. Upstairs has 2 good sized bedrooms, with the main bedroom having lots of wardrobe space, overlooking the rear garden. VIEWINGS HIGHLY RECOMMENDED

Entrance Porch

The entrance porch is access through a double glazed front door, frosted double glazed window to the side, built-in storage cupboard housing the electricity and gas meters and offering excellent storage a further double glazed door gives access to the entrance hallway,

Entrance Hallway

Stairs lead to the first floor, built-in storage cupboard to wall and understairs storage cupboard, radiator to wall, door gives access to the kitchen and door gives access to the lounge.

Kitchen

12' 10" x 8' 6" (3.91m x 2.59m)

A fitted kitchen, double glazed windows facing the front, sink and drainer unit with taps over, wall and floor tiling throughout, electric hob with electric oven under, extractor fan over, wooden work surfaces, integrated fridge and space for a freezer and radiator to wall.

Family Lounge

14' 11" x 10' (4.55m x 3.05m)

Wooden flooring throughout, electric fireplace, radiator to wall, coving to ceiling, double glazed patio doors lead out to the conservatory.

Conservatory

9' 6" x 7' (2.90m x 2.13m)

A UPVC conservatory having rear facing double glazed windows, French doors lead to rear garden, wooden flooring and built-in storage cupboard.

First Floor Landing

Doors give access to bedrooms 1 and 2, loft access, airing cupboard housing the boiler and offering excellent storage

Bedroom 1

14' 11" x 11' 9" (4.55m x 3.58m)

Double glazed windows overlooking the rear, radiator to wall, two separate spaces for double wardrobes, space for bedside cabinets, built-in cupboard space offering excellent storage

Bedroom 2

8' 11" x 8' 7" (2.72m x 2.62m)

Double glazed windows to the front and radiator to wall.

Family Bathroom

A partly tiled bathroom, double glazed frosted window to the front, shower cubicle with electric shower, low level flush WC, vanity hand wash basin and radiator to wall.

Outside - Front

The front driveway is accessed via a private walkway and gated side access.

Outside - Rear Garden

A fully block paved garden with gated access to a parking space.









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/SCO310933



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: SCO310933 - 0004