



Connells

Rowan Road
Sutton Coldfield



Property Description

A well presented three bedroom traditional style semi-detached home, located in a much sought after school catchment area for both primary and senior schools, easy access to Newhall Valley Country Park and good access to Sutton Coldfield town centre. The property benefits from having a double driveway to the front providing off-road parking and access to a single garage. There is an entrance porch leading into an entrance hallway, there is a family room to the front and a good sized open plan living kitchen/diner to the rear, there is a side covered area providing utility space. On the first floor landing there are two double bedrooms and a single bedroom and a family bathroom and separate WC. The property benefits from central heating and mainly double glazing, there is a good sized rear garden. The property is offered with no chain.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch area, with internal single glazed door giving access into the entrance hallway.

Entrance Hallway

Having radiator to wall, laminate flooring, decorative coving to ceiling, stairs lead to the first floor landing and doors lead into the lounge and the open plan kitchen/diner.

Family Lounge

11' 1" maximum x 18' 6" to include the bay window (3.38m maximum x 5.64m to include the bay window)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, three wall light fittings and feature wooden fire surround.

Open Plan Kitchen/Diner - Lounge

15' 2" plus the door recess x 10' 4" (4.62m plus the door recess x 3.15m)

Lounge Area:

Having double glazed patio doors leading out into the rear garden, radiator to wall and laminate flooring.

Open Plan Kitchen/Diner – Kitchen

8' 4" x 8' 11" (2.54m x 2.72m)

Kitchen Area:

Briefly comprising a modern fitted kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, integrated electric oven, integrated gas hob with cooker hood and extractor fan over and glass splash back. Plinth heater, laminate flooring, tiled effect laminate flooring, single glazed door gives access into the cupboard area, over-hang seating area providing breakfast bar space, spotlights to ceiling and open access to the sitting room.

Side Covered Area

17' 10" x 4' 7" (5.44m x 1.40m)

Having space and plumbing for a washing machine, butlers sink, gated access to the front of the property, pedestrian door to the garage and single glazed door to the rear garden, access to the guest WC.

Guest WC

Having low level flush WC.

First Floor Landing

Having loft access, doors give access to the bathroom and bedrooms 1, 2 and 3.

Bedroom 1

15' 3" to include the recess x 11' (4.65m to include the recess x 3.35m)

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

Bedroom 2

14' 8" x 10' 11" (4.47m x 3.33m)

Having double glazed window to the rear, radiator to wall and coving to ceiling.

Bedroom 3

8' 11" x 7' 5" (2.72m x 2.26m)

Having double glazed window, radiator to wall. storage cupboard with hanging rail and shelving.

Bathroom

Having panelled bath with electric shower over, frosted double glazed window to the side, pedestal wash hand basin, wall mounted heated towel rail radiator, full tiling to walls, door to airing cupboard housing the hot water tank.

Separate WC

Having low level flush WC, fully tiled and double glazed window to the rear.

Outside

Front

Having driveway providing off-road parking and gated access to the rear garden.

Rear Garden

Having garden laid to lawn, patio area, fencing to the rear, pedestrian door to the front of the garden, mature shrubs and trees.

Garage

14' 9" maximum x 7' 2" (4.50m maximum x 2.18m)

Having double doors opening onto the driveway, gas and electricity meter and pedestrian door gives access into the side covered area.









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: E Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SCO310661 - 0002