



**Connells**

Whitehouse Common Road  
SUTTON COLDFIELD

# Whitehouse Common Road SUTTON COLDFIELD B75 6HB

for sale offers over  
**£350,000**



## Property Description

A 3/4 bedroom traditional style semi-detached home, located in a much sought after school catchment area, in need of cosmetic updating. On the ground floor there is an entrance porch and hallway, a family lounge, an open plan kitchen/diner to the rear and a utility room with ground floor shower room. There is a ground floor bedroom 4 which could be used as a flexible reception room space or could remain as a fourth bedroom. On the first floor landing there are three bedrooms, a first floor bathroom and a separate WC. The property has the benefit of having a good sized driveway to the front and a good sized rear garden. With good access to Rectory Park, Good Hope Hospital and Sutton Coldfield town centre.

## Entrance Porch

Having single glazed door to the front giving access into the entrance porch with single glazed window to the front. The porch area has internal single glazed door giving access into the reception hallway

## Reception Hallway

Having single glazed window to the front, laminate floor, stairs that lead to the first floor landing, doors to the lounge, the kitchen and the dining room.

## Family Lounge

12' 1" plus the bay x 11' 10" to include the recess ( 3.68m plus the bay x 3.61m to include the recess )

Having double glazed walk-in bay window to the front, coving to ceiling, wooden fire surround with inset and hearth and beamwork.

## Dining/Kitchen - Kitchen Area

7' 4" x 8' 4" ( 2.24m x 2.54m )

Comprising a modern fitted kitchen, having fitted base units with work surfaces over and matching upstand, sink and drainer unit with mixer tap over, decorative splash back tiling, integrated electric oven, integrated gas hob, space and plumbing for a washing machine, access to the utility area and guest WC.

## Dining/Kitchen - Dining Area

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

Having double glazed window to the rear overlooking the rear garden, electric fire with wooden fire surround and decorative coving to the ceiling.

## Utility Area

6' 10" x 10' 2" maximum to include the shower ( 2.08m x 3.10m maximum to include the shower )

Having space for a fridge/freezer, double glazed window to the rear, double glazed door leads into the rear garden, door leads into the ground floor shower room and the ground floor bedroom 4/reception room 3.

## Ground Floor Shower Room

Having a shower cubicle, wall mounted wash hand basin and extractor fan.

## Bedroom 4/Reception Room 3

14' 5" x 6' 10" ( 4.39m x 2.08m )

Having laminate floor, double glazed window to the front and to the side, cupboard to wall housing gas and electricity meters.

## First Floor Landing

Having doors off to bedrooms 1, 2 and 3 and the family bathroom.

## Bedroom 1

15' 5" maximum to include the recess x 10' 9" ( 4.70m maximum to include the recess x 3.28m )

Having double glazed walk-in bay window to the front.

## Bedroom 2

11' 5" x 12' 5" ( 3.48m x 3.78m )

Having double glazed window to the rear.

## Bedroom 3

8' 11" maximum x 7' 7" ( 2.72m maximum x 2.31m )

Having double glazed window to the front.

## Family Bathroom

Comprising a panelled bath, separate shower cubicle with shower, wall mounted wash hand basin with cupboard under, frosted double glazed window to the rear.

## Separate WC

Having low level flush WC and frosted double glazed window.

## Outside Front

Having driveway providing ample off-road parking with gated access to the side leading into the rear garden, having hedge to the sides.

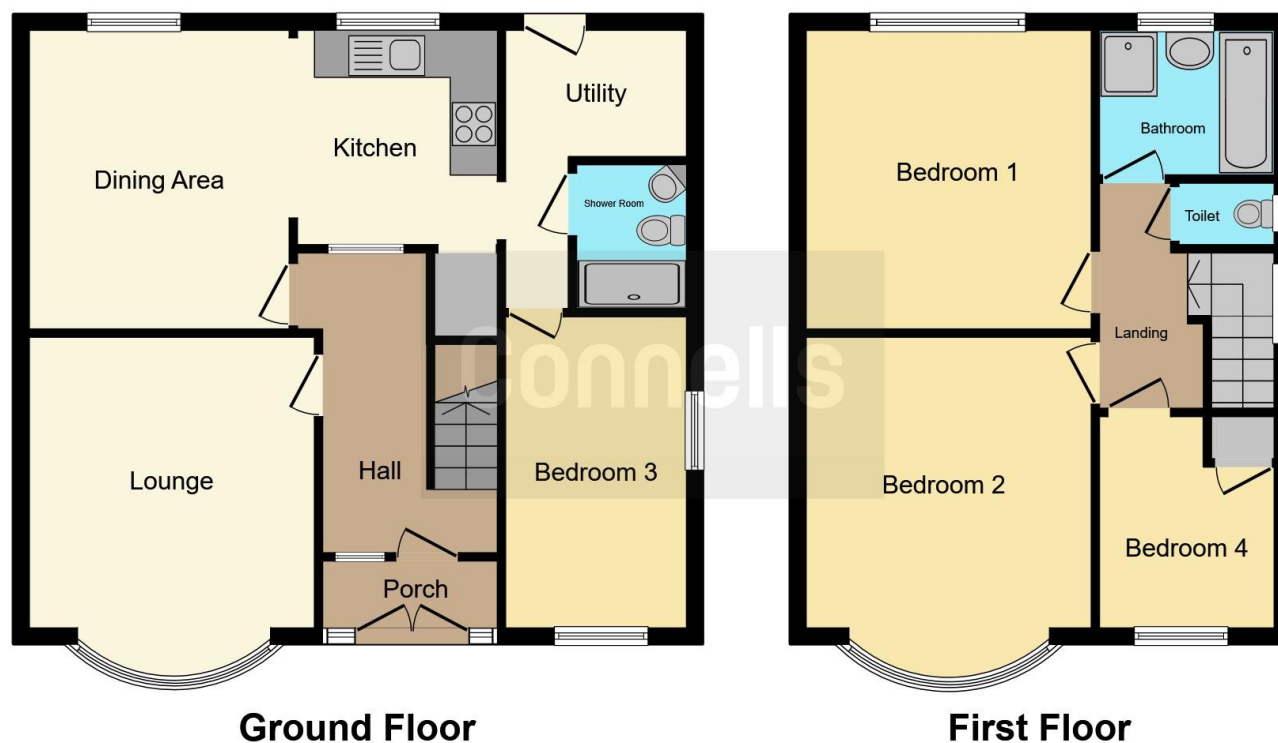
## Rear Garden

Being an excellent sized rear garden, being mature and established, having garden laid to lawn, pathway leading to the bottom of the property, having planted borders with 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](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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