



Connells

Slade Road
Sutton Coldfield



Property Description

A well presented, characterful two bedroom traditional style semi-detached home, located in a much sought after school catchment area for both primary and secondary schools. Located close to local amenities and main transport links to the A38 and with excellent access to Mere Green shopping facilities. THE PROPERTY IS OFFERED WITH NO CHAIN and HAS POTENTIAL FOR FURTHER EXPANSION (subject to planning). The accommodation comprises a good sized driveway, entrance door giving access into the hallway, family lounge with feature fireplace, a good sized dining/kitchen to the rear overlooking the rear garden. There are two bedrooms on the first floor and a good sized family bathroom with bath and separate shower cubicle. The property benefits from many retained character features and has a mature and well established excellent sized rear garden.

Entrance Hall

Having double glazed door to the front giving access into the reception hall, stairs lead to the first floor landing and door gives access into the lounge, cupboard to wall housing the electricity meter.

Family Lounge

10' 5" plus the recess x 12' (3.17m plus the recess x 3.66m)

Having double glazed window to the front, radiator to wall, TV aerial point, picture railing, feature brick built fireplace with electric fire facility and feature beam, tiled hearth, built-in cupboard and shelving unit/dresser style to the recesses providing excellent storage and display, internal door gives access into the dining/kitchen.

Dining/Kitchen

14' 10" maximum x 12' (4.52m maximum x 3.66m)

Being a good sized modern fitted kitchen, having fitted base units with woodwork surfaces over, fitted matching wall units, double glazed window with views onto an excellent sized rear garden, built-in butler sink with mixer tap over and splash back tiling, integrated electric oven, integrated gas hob, integrated fridge and freezer, radiator to wall, double glazed French doors lead out onto the rear garden, spotlights to ceiling and space for a dining table, door off to useful understairs storage cupboard which houses wall mounted central heating boiler and provides excellent storage.

First Floor Landing

Having frosted double glazed window to the side, doors to bedrooms 1 and 2 and the family bathroom.



Bedroom 1

11' 11" maximum x 11' 6" maximum (3.63m maximum x 3.51m maximum)

Having double glazed window to the front overlooking the driveway, radiator to wall, TV aerial point, telephone point, decorative picture railing and feature cast iron fireplace and door to built-in storage cupboard.

Bedroom 2

8' 10" x 7' 8" maximum (2.69m x 2.34m maximum)

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

Family Bathroom

Being an excellent sized family bathroom, having panelled bath with taps over, low level flush WC, vanity wash hand basin with built-in cupboards and storage under and having feature beam, splash back tiling, separate shower cubicle, extractor fan to wall, part tongue and groove wooden cladding to half height and frosted double glazed window to the rear.

Outside

Front

Having driveway providing off-road parking, gated access into the rear garden.

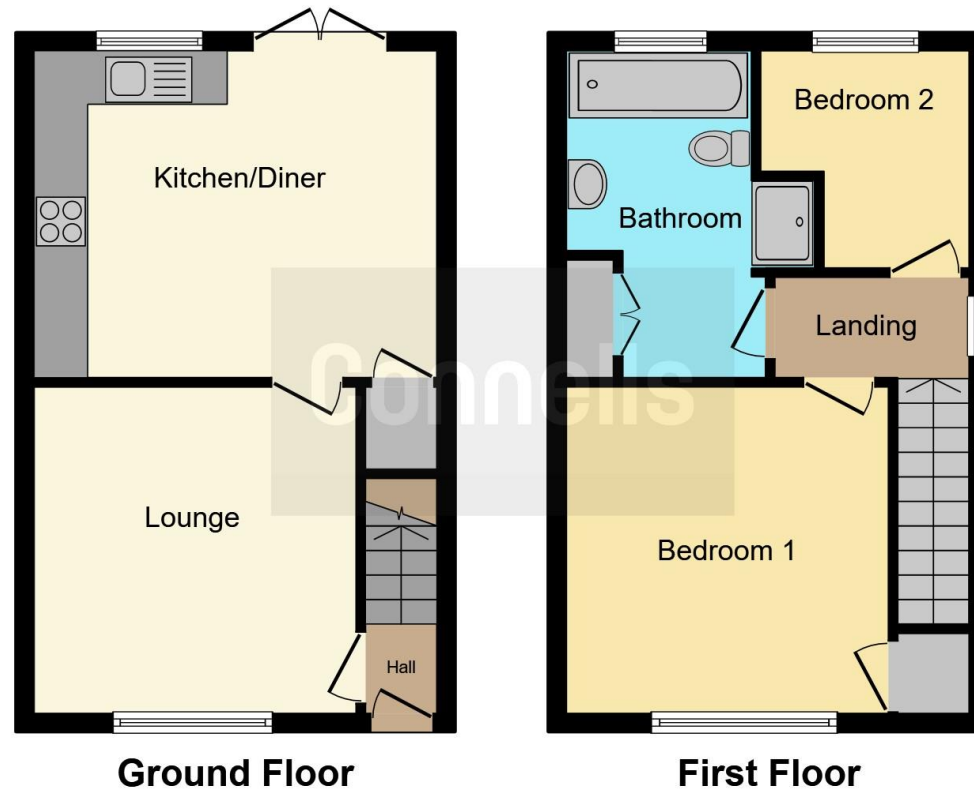
Rear Garden

Being an excellent sized mature and landscaped rear garden with garden laid to lawn, having block paved display patio area, brick-built wall to side with raised planted borders, space for a shed, having fencing and various mature plants and trees and gated access to the front.









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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