



Connells

Trenchard Close
Sutton Coldfield

Trenchard Close Sutton Coldfield B75 7QP

for sale offers in excess of
£218,000



Property Description

A well presented two bedroom semi-detached home, located in a popular cul-de-sac location. OFFERED WITH NO CHAIN and within a much sought after school catchment area for both primary and senior schools, easy access to Sutton Coldfield town centre and Rectory Park. The accommodation comprises an good sized entrance porch with ample storage leading into an entrance hallway, lounge/diner, overlooking the rear garden and separate modern refitted kitchen. On the first floor landing there are two double bedrooms and a separate refitted family shower room. The property benefits from having a good sized garden at the front and the rear. Central heating and double glazing.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch, having double glazed window, laminate flooring and internal single glazed door gives access into the reception hall.

Reception Hall

Having doors into the lounge and the kitchen, radiator to wall, door off to useful understairs cupboard housing the electricity meter, and stairs to the first floor landing.

Family Lounge

22' 4" maximum x 11' 5" maximum to include the bay (6.81m maximum x 3.48m maximum to include the bay)

Having double glazed French doors giving access into the rear garden with double glazed picture windows to either side and double glazed window overlooking the rear garden, two radiators to wall, laminate floor, decorative coving to ceiling and TV aerial point.

Fitted Kitchen

10' 10" plus the door recess x 7' 5" maximum (3.30m plus the door recess x 2.26m maximum)

Comprising a modern refitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the front, circular space saving sink and drainer unit with mixer tap over, decorative splash back tiling, integrated electric oven, integrated gas hob, built-in cooker hood and extractor fan over. Space for a fridge/freezer, space and plumbing for a washing machine , radiator to wall, double glazed door leads out into the rear garden, laminate floor and internal door gives access back into the lounge/diner.

First Floor Landing

Having doors to the two bedrooms and the family bathroom. Double glazed window to the front.

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.40m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall, built-in double wardrobe with built-in storage cupboard over plus an additional wardrobe.

Bedroom 2

10' 11" x 9' 3" (3.33m x 2.82m)

Having double glazed window, radiator to wall, built-in double wardrobe and laminate floor

Refitted Family Shower Room

Having shower cubicle with rainfall and hand-held shower over, low level flush WC, wash hand basin, wall mounted heated towel rail radiator and frosted double glazed window to the front and side.

Outside Front

Having garden laid to lawn, pathway leading to the front of the property and gated access into the rear garden. The property benefits from having a dropped kerb which would allow parking to the front but there is no formal driveway.

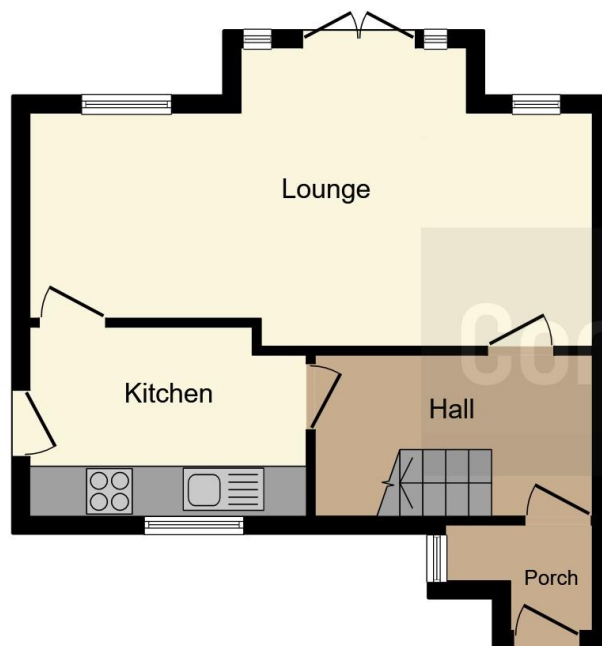
Rear Garden

Being a good sized rear garden, having garden laid to lawn, gated access, fencing to the side and rear, brick built outhouse storage, patio area and various plants, shrubs and trees.









Ground Floor



First Floor

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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4/6 High Street
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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

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