



**Connells**

Wilford Grove  
Minworth SUTTON COLDFIELD



# Wilford Grove Minworth SUTTON COLDFIELD B76 1XX

for sale  
**£375,000**



## Property Description

A lovingly presented 3 bedroom family home, with fantastic living space and potential for future developments. Situated in a quiet cul de sac location, just 0.6 miles to Walmley Junior School and with brilliant main road links, including the A38 and M42, this property is superbly located. Other sought after primary and secondary schools are within close proximity of the home, as well popular parks and local amenities in Sutton Coldfield Town Centre. The property itself features fantastic living space, with main front living room overlooking the driveway, leading through to a generously sized living/dining area to the rear. A great sized kitchen and separate utility area also feature at the rear of the property, with integrated kitchen appliances including induction hob and electric oven, dishwasher and hidden microwave space. The garage is converted into a brilliant additional living space currently being used as a study however, perfect for a kids' playroom or snug. Upstairs, features 3 good sized bedrooms and main family bathroom, with access to the loft via a drop-down ladder. Throughout the home, most windows have modern wooden shutters, creating privacy throughout and adding to the contemporary feel. This property features ample storage throughout, with multiple built-in cupboards, as well as the generous loft space above. To the rear, features a good-sized, well-established garden with patio area, wooden shed and a fence surrounding. VIEWING HIGHLY RECOMMENDED.

## Entrance Porchway

The porchway is accessed via a composite front door, porch having a built-in cupboard space offering excellent storage, a single glazed wooden door leads to entrance hall.

## Entrance Hall

Stairs lead to first floor landing and access to the lounge.

## Lounge

15' 1" x 11' 1" maximum plus the bay ( 4.60m x 3.38m maximum plus the bay )

Having a front facing bay window overlooking the driveway with built-in wooden shutters, radiator to wall, wall lights and access to the dining room.

## Dining Room

15' 1" x 10' 6" maximum ( 4.60m x 3.20m maximum )

Having French doors with built-in floor to ceiling wooden shutters leading out into the garden together with shuttered windows, built-in cupboard space, space for a dining table, radiator to wall and wall lights. Door leads to kitchen.

## Kitchen

16' 5" x 7' 5" maximum ( 5.00m x 2.26m maximum )

An integrated kitchen comprising integrated fridge, integrated dishwasher, integrated electric oven and integrated electric induction hob, filter hood over, cupboard space for a microwave and radiator to wall. Door leads to utility room.

## Utility Room

7' 1" x 4' 5" ( 2.16m x 1.35m )

Having radiator to wall, space for free standing fridge/freezer, access to the guest WC and access to a study.

## Guest WC

Having low level flush WC and wash hand basin.

## Study

10' 6" x 7' 5" ( 3.20m x 2.26m )

A front facing study overlooking the driveway with built-in wooden shutters to window, having radiator to wall and space for a work station.

## First Floor Landing

## Bedroom 1

15' 1" x 8' 5" maximum ( 4.60m x 2.57m maximum )

Having a front facing window with built-in wooden shutters overlooking the driveway, space for a free standing wardrobe and radiator to wall.

## Bedroom 2

10' 8" x 8' 5" maximum ( 3.25m x 2.57m maximum )

Having a rear facing window with built-in wooden shutters overlooking the garden, built-in wardrobe space and radiator to wall.

## Bedroom 3

9' 1" x 6' 4" ( 2.77m x 1.93m )

Having a front facing window with built-in wooden shutters overlooking the driveway, open storage space and radiator to wall.

## Family Bathroom

Consisting of a bath with shower over, low level flush, hand wash basin, rear facing frosted window, and wall mounted towel warmer radiator.

## Outside

## Front

The property is accessed via a tarmac driveway with a small garden laid to lawn.

## Rear Garden

Having fencing around perimeter with a small patio area and mostly garden laid to lawn and wooden shed at the rear.



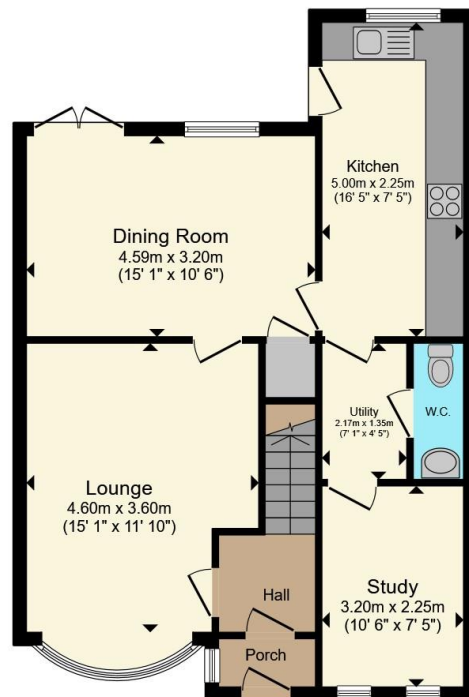




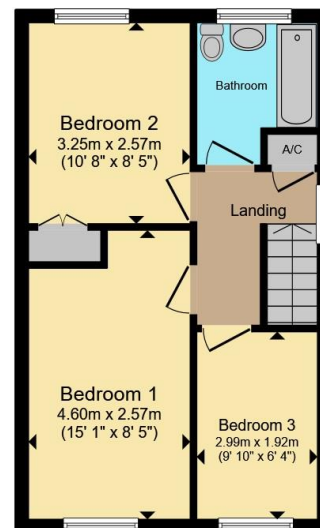








**Ground Floor**



**First Floor**

Total floor area 99.6 m<sup>2</sup> (1,072 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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Property Ref: SCO311015 - 0004