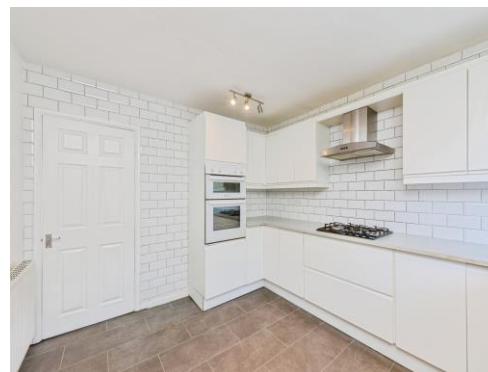
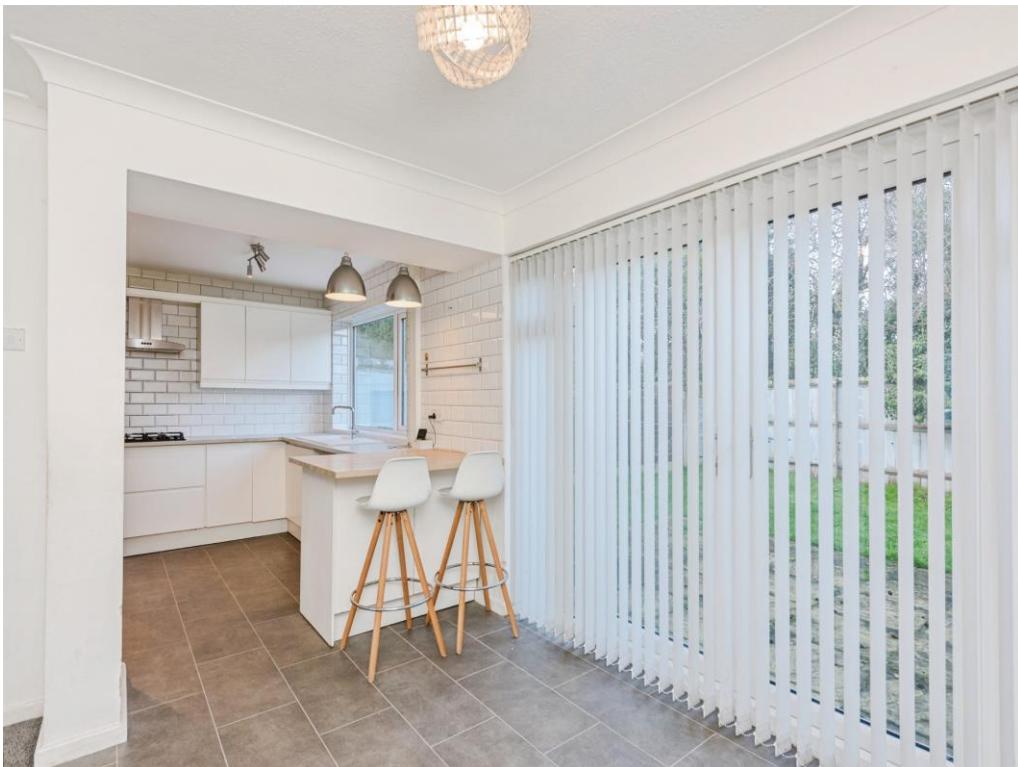




Connells

Fir Tree Grove
Sutton Coldfield



Property Description

A well presented three bedroom mid town house, located in a popular location close to the amenities of Boldmere High Street, with easy access to transport links. The property is set at the end of a cul-de-sac location with an open green area to the front and is an ideal first time buyer or buy to let purchase. The accommodation comprises an entrance hallway which has access into a guest WC, a dual aspect lounge/diner with open access into a refitted kitchen. On the first floor landing there are three good sized bedrooms and a family bathroom. There are front and rear gardens, central heating and double glazing. **VIEWING IS ABSOLUTELY ESSENTIAL.**

Entrance Hallway

Having composite door to the front giving access to the entrance hall, door gives into the lounge, the kitchen, stairs lead to the first floor landing and door to guest WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin and frosted double glazed window.

Lounge/Diner

24' 1" plus the door recess x 11' 7" (7.34m plus the door recess x 3.53m)

Having double glazed French doors to the rear garden, two radiators to wall, TV aerial point, double glazed picture window, double glazed window to the front and open access into the kitchen.

Kitchen

11' 6" maximum x 9' 11" (3.51m maximum x 3.02m)

Briefly comprising a modern refitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear, one and a half bowl sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated gas hob, integrated electric oven, built-in cooker hood and extractor fan, space for a fridge/freezer, radiator to wall and open access into the lounge/diner.

First Floor Landing

Having doors off to the three bedrooms and the family bathroom.

Bedroom 1

11' 7" x 11' 5" (3.53m x 3.48m)

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

Bedroom 2

12' 4" x 10' 2" minimum to exclude the recess
(3.76m x 3.10m minimum to exclude the recess)

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



Bedroom 3

11' 4" maximum x 11' 7" maximum (3.45m maximum x 3.53m maximum)

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

Family Bathroom

Briefly comprising a three piece white bathroom suite, having panelled bath with rainfall and hand-held shower over, wash hand basin, low level flush WC, frosted double glazed window to the front and part tiling to walls.

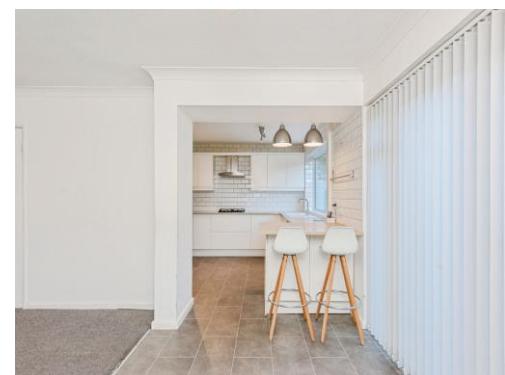
Outside

Front

Having walkway leading to the front of the property with garden laid to lawn.

Outside Storage Cupboard

Providing additional outdoor storage.

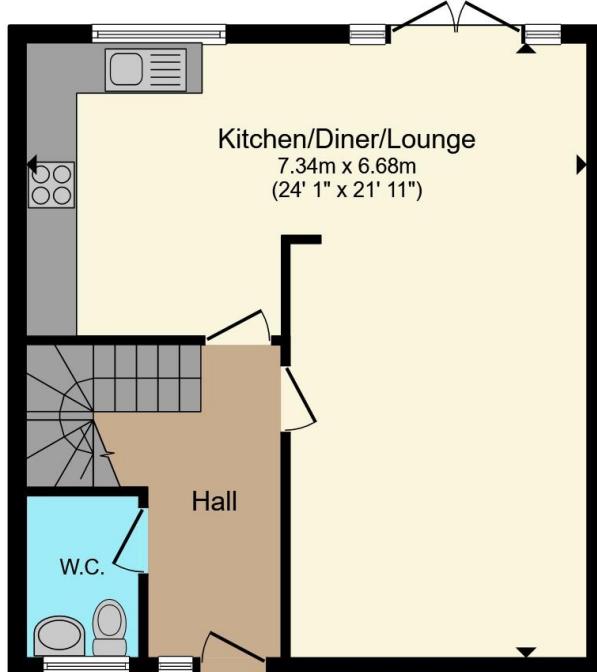


Rear Garden

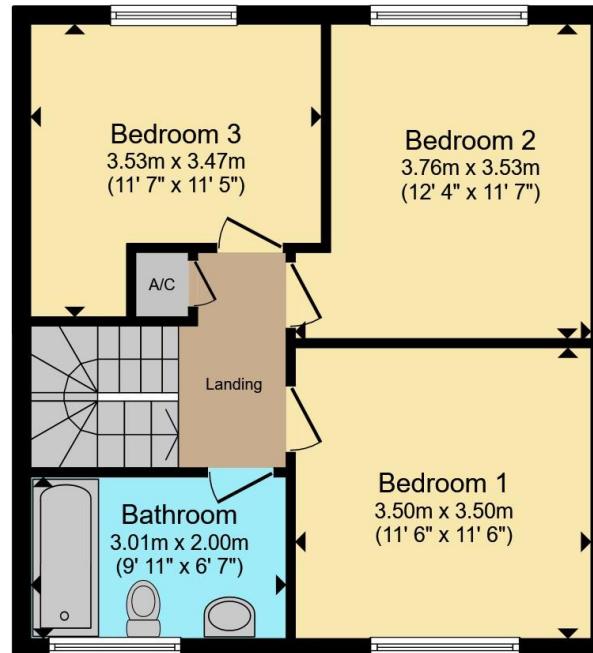
Being a low maintenance rear garden with garden laid to lawn and fencing to the perimeter.







Ground Floor



First Floor

Total floor area 98.1 m² (1,056 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

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311157



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311157 - 0003