



Connells

Anton Drive
Minworth Sutton Coldfield



Property Description

A well presented three bedroom detached family home, situated in a popular residential location with excellent public transport links, close to local amenities and nearby parks. The accommodation comprises a family lounge with feature fireplace, a kitchen/diner with many integrated appliances and breakfast bar, utility room, guest WC and integrated garage. To the first floor there are three good sized bedrooms and a family bathroom. To the outside of the property a well maintained rear garden and to the front and in and out driveway offering ample off-road parking.

Entrance Hall

The property is accessed via a single glazed wooden front door into the entrance hall which features a vertical radiator to wall and access to the family lounge and stairs lead to first floor landing.

Family Lounge

15' 1" x 12' 8" plus the bay window (4.60m x 3.86m plus the bay window)
Having a front facing bay window overlooking the driveway, radiator to wall and feature brick-built fireplace with tiled hearth. Access into the kitchen/diner.

Kitchen/Diner

16' 1" x 10' 5" (4.90m x 3.17m)
A light and airy room with double glazed windows overlooking the rear garden. Comprising electric hob and oven, filter hood over, integrated dishwasher, integrated cupboards, built-in breakfast bar, built-in pantry and radiator to wall. Access to the utility room.

Utility Room

10' 3" x 8' (3.12m x 2.44m)
Having a double glazed door giving access to the rear garden, access to guest WC and garage, space for a fridge/freezer, space and plumbing for a washing machine and radiator to wall.

Guest Wc

Having a low level flush and wash hand basin.

Garage

18' 5" x 8' 6" (5.61m x 2.59m)
Having the gas and electric consumer units, electric roller shutter door, light and power and inter connecting door to the utility room.

First Floor Landing

Having built-in airing cupboard offering excellent storage, access to the loft via a drop down ladder, doors give access to 1,2 and 3 and the family bathroom.

Bedroom 1

12' 7" x 9' 3" to the wardrobes (3.84m x 2.82m to the wardrobes)

A front facing bedroom having radiator to wall and fitted wardrobes.

Bedroom 2

10' 8" x 9' 3" (3.25m x 2.82m)

A rear facing bedroom having radiator to wall and fitted wardrobe.

Bedroom 3

9' 7" x 6' 4" (2.92m x 1.93m)

A front facing bedroom having radiator to wall and space for wardrobes.

Family Bathroom

Features a bath with electric shower over, vanity wash hand basin with built-in units, low level flush WC, towel warmer radiator to wall and frosted windows.



Outside

Front

Having an in and out block paved driveway offering ample off-road parking

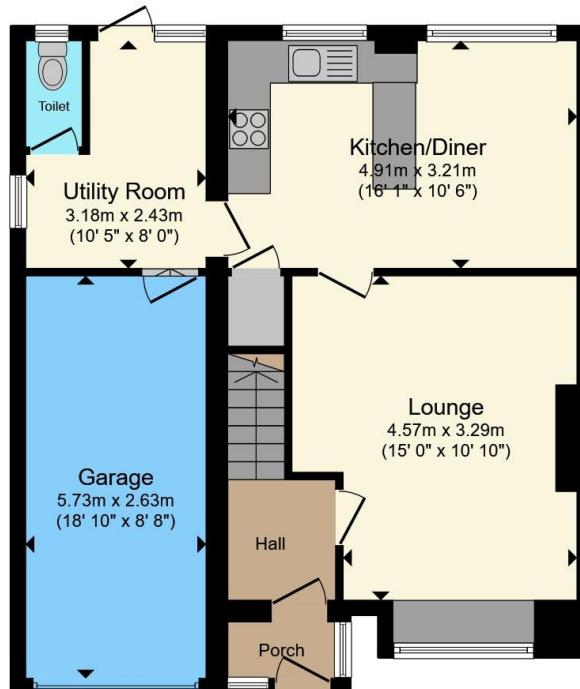
Rear Garden

Being a good sized garden, mostly garden laid to lawn with patio and fencing around perimeter.

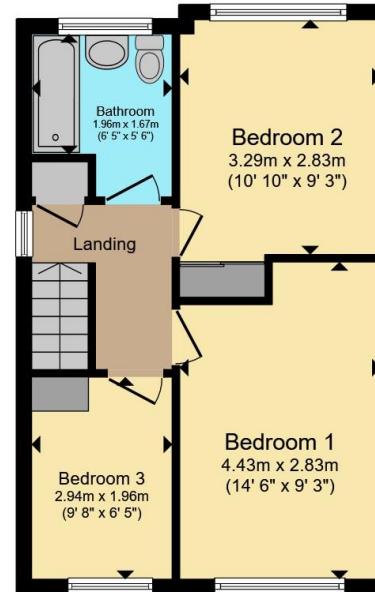








Ground Floor



First Floor

Total floor area 105.6 m² (1,137 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

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4/6 High Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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