



Connells

Freeman Drive
Sutton Coldfield

Freeman Drive Sutton Coldfield B76 1NT

for sale offers over
£300,000



Property Description

A four bedroom modern semi-detached home OFFERED WITH NO UPWARD CHAIN located in an excellent school catchment area for both primary and senior schools and close to shopping facilities. The property is in quiet cul-de-sac location and has the benefit of a driveway and garage. Family lounge overlooking the rear garden, separate dining/kitchen, four good size bedrooms and a first floor shower room. The property is need of cosmetic updating. There is a good size rear garden.

Entrance Door

The door to the property is on the side and is a double glazed entrance door leading directly into the dining/kitchen

Dining/Kitchen

19' 3" to include the recess x 9' 7" (5.87m to include the recess x 2.92m)

Having stairs leading to the first floor landing, door gives access into the lounge and door to storage room.

Kitchen Area

Comprises a modern fitted kitchen having fitted base units with work surfaces over, splash back tiling, fitted matching wall units, double glazed window to the front, double glazed window to the side. Stainless steel sink and drainer unit with mixer tap over. Integrated electric oven and grill, integrated gas hob, cooker hood and extractor fan. Space and cold water tap plumbing for a washing machine. Stairs lead to the first floor landing. Space for a table.

Store Room

6' x 7' 3" to include the stairs (1.83m x 2.21m to include the stairs)

Having a power point and a light. This room could be converted into a dining area or an office.

Lounge

11' 6" plus the door recess x 7' 5" (3.51m plus the door recess x 2.26m)

Having double glazed french doors giving access into the rear garden. Double glazed window to the rear. Feature fireplace, feature wooden fire surround, two radiators to wall, TV aerial point, two wall light fittings, coving to ceiling and decorative dado railing.

First Floor Landing

Having doors off to the four bedrooms and the family shower room, loft access.

Bedroom One

12' 10" to include the recess x 10' 6" (3.91m to include the recess x 3.20m)

Having double glazed window to the front, radiator to wall and telephone point.

Bedroom Two

9' 11" to exclude the walkway x 11' 8" (3.02m to exclude the walkway x 3.56m)

Having double glazed window to the rear, radiator to wall

Bedroom Three

12' 9" x 6' 7" (3.89m x 2.01m)

Having double glazed window to the front, radiator to wall.

Bedroom Four

8' 8" x 7' 1" (2.64m x 2.16m)

Having double glazed window to the rear, radiator to wall and telephone point.

Shower Room

Having shower cubicle with shower facility, vanity wash hand basin, low level flush WC, wall mounted heated towel radiator, spotlights to ceiling, laminate floor and full wall tiling.

Outside

Front

Having driveway providing off-road parking and access to the garage.

Garage

Please note that this is un-measured and has up and over door.

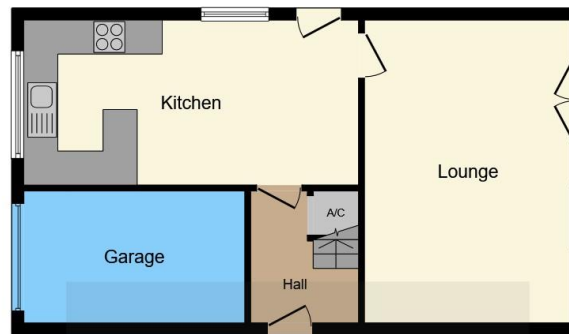
Rear Garden

Having patio area, fencing to the side and rear, space for a shed, planted borders and pathway leading to the end of the garden. Gated side access to the front.

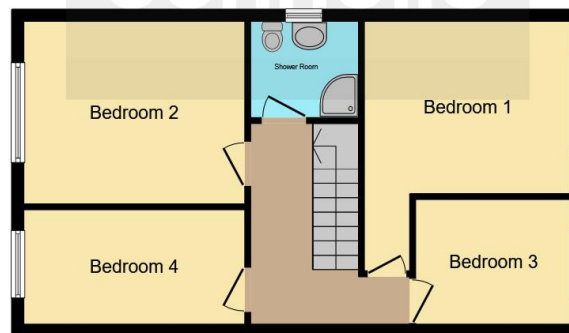








Ground Floor



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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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