



**Clarendon Road, Sutton Coldfield B75 5LA**

**welcome to**

## **Clarendon Road, Sutton Coldfield**

Being Sold with No Chain we present this Stylish extended 3-bed semi on Clarendon Road, Sutton Coldfield. Living room, kitchen diner, gym, utility, driveway & private garden.

### **Agent Note**

Council Tax Band B

### **Approach**

Block paved driveway, door into

### **Lounge**

14' 1" x 11' 7" ( 4.29m x 3.53m )

Double glazed bay window to the front of the property, radiator, gas fire with fireplace, ceiling light point, laminated flooring, door into

### **Dining Room**

10' 11" x 10' 2" ( 3.33m x 3.10m )

Radiator, ceiling light point, opening into

### **Kitchen**

13' 2" x 10' 2" ( 4.01m x 3.10m )

Velux window, patio door to the rear of the property, two ceiling light points, a range of wall and base units with a roll top worksurface, electric cooker point, sink and drain, radiator, integrated fridge freezer and dishwasher, door into

### **Utility Room**

10' 9" x 9' 5" ( 3.28m x 2.87m )

Double glazed window to the side of the property, storage cupboard, radiator, ceiling light point, plumbing for washing machine

### **Gym**

17' 5" x 9' 1" ( 5.31m x 2.77m )

Double glazed window to the front of the property, french doors to the rear of the property







### **Bedroom One**

15' 2" x 11' ( 4.62m x 3.35m )

Double glazed window to the front of the property,  
radiator, ceiling light point

### **Bedroom Two**

10' 11" x 9' ( 3.33m x 2.74m )

Double glazed window to the rear of the property,  
loft access point, radiator, ceiling light point

### **Bedroom Three**

17' 3" x 9' 1" ( 5.26m x 2.77m )

Double glazed window to the front and rear of the  
property, radiator, two ceiling light points

### **Bathroom**

Double glazed window to the rear of the property,  
bath with over shower, pedestal wash hand basin,  
low level WC, storage cupboard, spot lights, tiled

### **Rear Garden**

Patio and lawn area, front gate, shed, fence borders



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welcome to

## Clarendon Road, Sutton Coldfield

- THREE SPACIOUS BEDROOMS
- TWO-STOREY EXTENSION ENHANCING MODERN LIVING
- BRIGHT LIVING ROOM
- OPEN-PLAN KITCHEN DINER
- VERSATILE UTILITY ROOM AND DEDICATED GYM WITH FRENCH DOORS

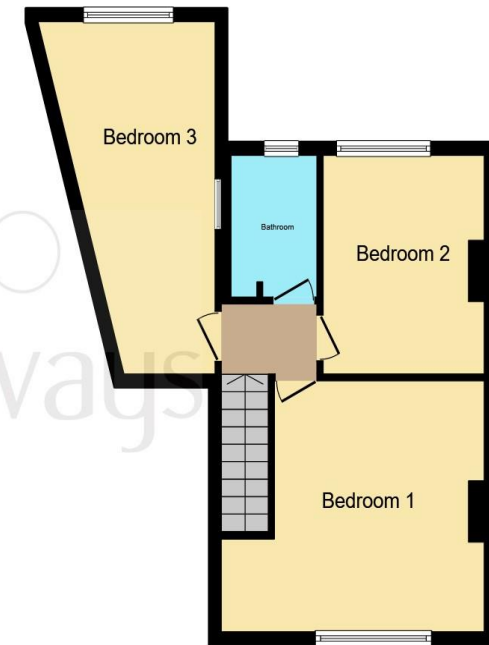
Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



**Ground Floor**



**First Floor**

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Property Ref:  
GRB111739 - 0004

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