



Clarendon Road, Sutton Coldfield B75 5LA

welcome to

Clarendon Road, Sutton Coldfield

Being sold with NO CHAIN, we present this stylish, modern extended 3-bed on Clarendon Road, Sutton Coldfield. Featuring a spacious family living room, open-plan kitchen diner & lounge space, 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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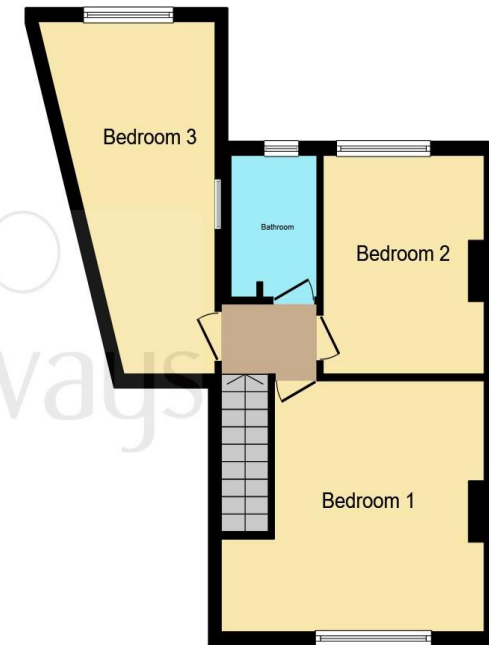
- THREE SPACIOUS BEDROOMS
- TWO-STOREY EXTENSION ENHANCING MODERN LIVING
- BRIGHT LIVING ROOM
- OPEN-PLAN KITCHEN DINER
- VERSATILE UTILITY ROOM AND DEDICATED GYM WITH FRENCH DOORS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£300.000



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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Property Ref:
GRB111739 - 0006

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