



**Connells**

Sutton Street  
Birmingham





### Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

THREE BEDROOM HOME - OFFERING NO UPWARD CHAIN - A spacious property situated over three floors, having three bedrooms, lounge, ground and upper floor bathrooms, kitchen, lounge, rear garden, driveway to front. An ideal family or first time purchase!

### Approach

Driveway with path leading to double glazed front door.

### Entrance Hall

Having Lino flooring and radiator.

### Ground Floor Shower Room

Shower cubicle, low level w.c, tiled flooring, double glazed window.

### Lounge

11' 9" x 15' 7" ( 3.58m x 4.75m )  
Double glazed window and radiator.

### Kitchen

12' 4" x 14' 7" ( 3.76m x 4.45m )  
Fitted kitchen comprising of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with cooker hood overhead, lino flooring, partly tiled, double glazed window, radiator and door into rear garden.

### Utility Room

15' 2" x 8' 1" ( 4.62m x 2.46m )

Vanity wash basin, tiled flooring and gas meter housed.

### Landing

Skylight and doors off to:

### Bedroom One

12' 2" x 9' 8" ( 3.71m x 2.95m )  
Having laminate flooring, storage and radiator.

### Bedroom Two

12' 2" x 10' 7" ( 3.71m x 3.23m )  
Having laminate flooring and radiator.

### Third Floor

Doors off to:

### Bedroom Three

11' 8" x 9' 1" ( 3.56m x 2.77m )  
Having laminate flooring and radiator.

### Bathroom

Bathroom suite with skylight, bath with shower overhead, vanity wash hand basin, low level w.c.

### Rear Garden

Rear entrance, outhouse and planning permission.







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](http://www.focalagent.com)



To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG111326](http://connells.co.uk/Property/DIG111326)**

Tenure: Freehold



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.

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