



Sudeley Close  
Birmingham



# Sudeley Close Birmingham B36 9EQ

for sale offers in excess of  
**£300,000**



## Property Description

A well Presented and EXTENDED End Terraced Family Home with Superb Potential for EXTENSION (STPP). The property in brief comprises of Two Reception Rooms, Kitchen, Utility Room / Guest W.C., Three Bedrooms and Bathroom. The property further benefits from Multiple Off Road Parking, Double Garage, Front and Rear Gardens.

## Approach

Driveway allowing Multiple Off Road Parking and giving access to the Double Garage. Gardens to front.

## Entrance Porch

Ceiling light point, double glazed door to front and cupboard housing meters.

## Entrance Hall

Ceiling light point, radiator, door to front, door to lounge and stairs to first floor accommodation.

## Lounge

14' x 11' ( 4.27m x 3.35m )  
Double glazed bow window to front, fireplace, ceiling light point, two wall light points and arch to dining room.

## Dining Room

11' 1" x 10' 1" ( 3.38m x 3.07m )  
Sliding patio doors to garden, ceiling light point, two wall light points and door to kitchen and utility.

## Kitchen

.14' x 9' 11" ( 4.27m x 3.02m )  
Double glazed window to rear, wall, base and drawer units, roll top work surface, breakfast bar, sink and drainer, gas hob and integrated double oven, integrated fridge freezer, three ceiling light points, radiator, doors to garage and rear garden.

## Utility Room / Guest W.C.

6' 1" x 6' 1" ( 1.85m x 1.85m )  
Ceiling light point, stainless steel sink and drainer, radiator, low level wc and door to garden.

## First Floor Landing

Access to loft and doors to:-

### Bedroom One

13' 11" x 9' 9" ( 4.24m x 2.97m )

Double glazed window, ceiling light point, two wall light points and radiator.

### Bedroom Two

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed window, ceiling light point and radiator.

### Bedroom Three

7' 6" x 7' 1" ( 2.29m x 2.16m )

Double glazed window to front, ceiling light point, radiator and storage cupboard.

## Bathroom

Double glazed window, bath with shower attachment, shower cubicle, pedestal hand wash basin, low level wc, towel rail radiator and ceiling light point.

## Rear Garden

Having paved patio area with the remainder laid mainly to lawn with display borders and brick built storage shed.

## Garage

19' x 14' 8" ( 5.79m x 4.47m )

Electric garage door, sink with taps and ceiling light point.





**Ground Floor**



**First Floor**



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To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

**Tenure: Freehold**

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