

Connells

Berwood Farm Road
Sutton Coldfield

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Sutton Coldfield, B72 1AG

for sale offers over
£375,000







Entrance Porch

having double glazed doors to the front giving access into the entrance hallway. Composite internal door giving access into the reception hall.

Hallway

Having radiator to wall, stairs to the first floor landing, radiator to wall, coving to ceiling ball doors to the family lounge, separate dining room, Kitchen and office/playroom.

Front Study

11' 7" x 6' 3" (3.53m x 1.91m)

Having radiator to wall, laminate floor, door giving access into the breakfast kitchen and door to built-in storage room which gives access to the front driveway..

Front Reception Room/Dining

10' 9" max x 10' 11" plus bay (3.28m max x 3.33m plus bay)

having double glazed walk-in Bay window to the front, radiator to wall, coving to ceiling and laminate floor.

Rear Reception Room/Lounge

Having double glazed walking bay window to the rear with double glazed French doors leading into the Conservatory, radiator to wall, see the aerial point, coving to ceiling, 2 wall lights, laminate floor and access to the Conservatory.

Breakfast Kitchen

14' 3" plus recess x 9' 3" plus recess (4.34m plus recess x 2.82m plus recess)

Comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit, one and a half bowl with mixer tap over, decorative splashback tiling, space for a dual fuel range cooker, built-in cooker hood and extractor fan, having space and plumbing for a dryer, space for a fridge freezer, radiator to wall, single glazed door leading to the side passage, a breakfast bar area and providing seating. Access to the utility room/conservatory.

Conservatory

13' 2" plus recess x 8' 9" (4.01m plus recess x 2.67m)

Having double-glazed French doors leading into the rear garden, radiator to wall, laminate floor, Power point and being a upvc double glazed Conservatory.

Conservatory/Utility/Office

10' 2" x 5' 4" (3.10m x 1.63m)

Having door giving access into a guest WC, two wall lights, space and plumbing for a washing machine having double glazed door to the side giving access onto the deck and into the garden and having power in lighting

Guest WC

having low-level flush WC wall-mounted wash hand basin

1st Floor Landing

Having doors off to the three bedrooms, the family bathroom, decorative coating to ceiling, radiator to wall and access to spacious loft area.

Bedroom 1

10' 11" plus bay x 10' 9" max (3.33m plus bay x 3.28m max)

Having double glazed window to the front and radiator to the wall

Bedroom 2

10' 8" x 14' 10" max (3.25m x 4.52m max)

Having double glazed walking Bay window radiator to wall and coving to ceiling

Bedroom 3

9' 4" x 7' 5" (2.84m x 2.26m)

Having a double glazed window to the rear and radiator to wall.

Family Bathroom

Having panelled bath with rainfall and handheld shower over, pedestal wash hand basin, wall mounted heated towel rail radiator, tiling to walls, frosted double glazed window to the rear and wall mounted heated towel rail radiator.

Separate WC

Having low-level flush WC and frosted double glazed window to the side

Outside

Front

Having driveway providing ample off-road parking, pedestrian door gives access into study.

Rear Garden

Being an excellent sized rear garden. The garden is elevated and has a tiered organization to make the garden fully usable. Excellent sized deck area, brick-built wall leading to the next tier of garden, steps lead up, Garden laid to lawn and fencing to the sides and rear.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







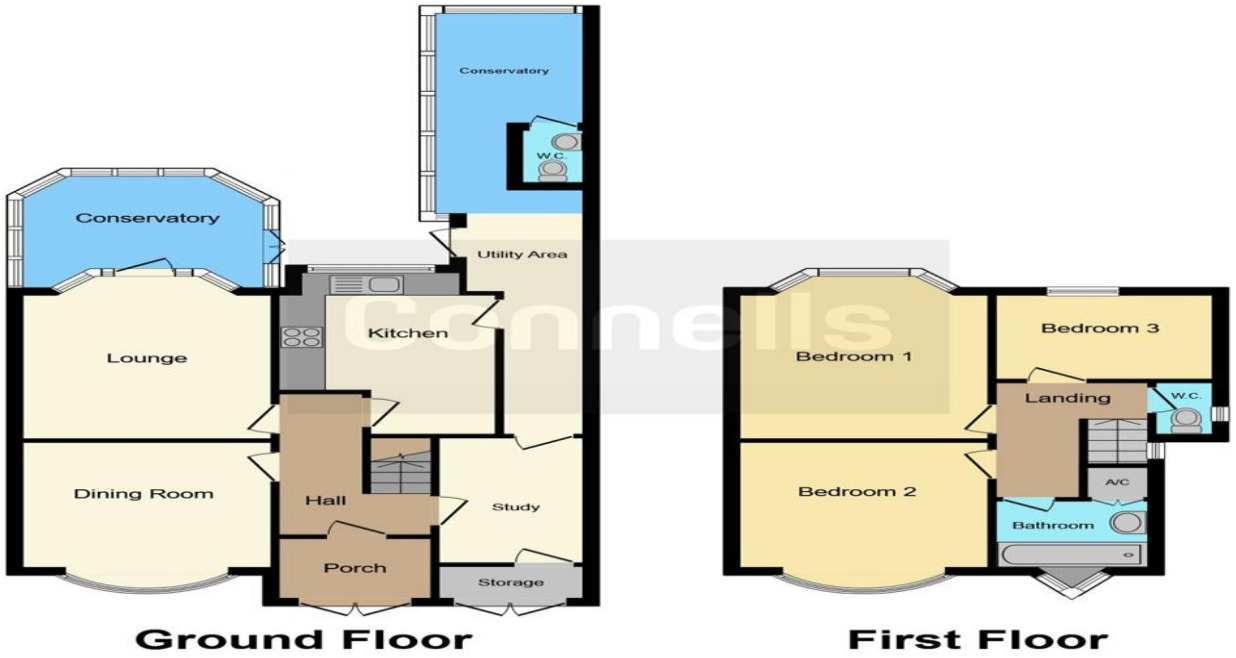












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311612

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