



Connells

Holbeche Road
Sutton Coldfield



Property Description

A deceptively spacious and well presented 3 bedroom semi-detached home. Having a good size front driveway providing off road parking and a good size private rear garden. Located in an excellent school catchment area and accommodation comprises entrance porch and hallway, a family lounge opening into a dining room, fitted kitchen, 3 1st floor bedrooms and a family bathroom. Additional benefits include central heating and double glazing.

Entrance Porch

Having double glazed door to the front giving access into the porch area with double glazed internal door giving access into the reception hall.

Reception Hall

Having stairs leading to the first floor landing, doors give access into the family lounge and the kitchen, useful storage cupboard providing excellent storage space and coving.

Family Lounge

12' 2" maximum x 14' 5" maximum (3.71m maximum x 4.39m maximum)

Having double glazed window to the front, radiator to wall, decorative coving to ceiling, feature gas fire with feature fire surround and hearth, wall light fittings, single doors gives access into the dining room

Dining Room

10' 3" x 9' 11" (3.12m x 3.02m)

Having double glazed window to the rear overlooking the rear garden, double panelled radiator, coving to ceiling, decorative dado railing and open access into the kitchen.

Kitchen

14' 4" max to include the walkway x 7' 6" min to exclude larder cupboard (4.37m max to include the walkway x 2.29m min to exclude larder cupboard)

Comprising a modern fitted kitchen having fitted base units with work surfaces over, fitted matching wall units and decorative splashback tiling, double glazed window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, cupboards under, space and plumbing for a washing machine and space for a fridge freezer, gas cooker point, radiator to wall, tiled flooring and double glazed door gives access into the rear garden. There is a door to a storage room which has single glazed window to the side.

Storage Cupboard

Providing excellent storage space off of the hallway.

First Floor Landing

Having double glazed window to the side and doors off to the three bedrooms and the bathroom. Having loft access which the vendor advises is fully boarded and insulated and offers additional storage space.

Bedroom 1

12' 4" x 11' 1" (3.76m x 3.38m)

Having double glazed window to the rear, radiator to wall and coving to ceiling.

Bedroom 2

13' 3" x 12' 4" (4.04m x 3.76m)

Having two double glazed windows to the front, radiator to wall and built in double wardrobe.

Bedroom 3

8' 5" x 9' 10" maximum (2.57m x 3.00m maximum)

Having double glazed window to the front, radiator to wall and built in wardrobe over the bulkhead.

Family Bathroom

Having panelled bath with mixer tap over, wash hand basin, low level flush W.C. frosted double glazed window to the rear, cupboard to wall housing excellent storage space, part tiling to wall and wall mounted central heating boiler.

Outside

Front

Having driveway providing ample off road parking to the front with planted shrub borders, hard standing patio area and gated access to the rear garden.

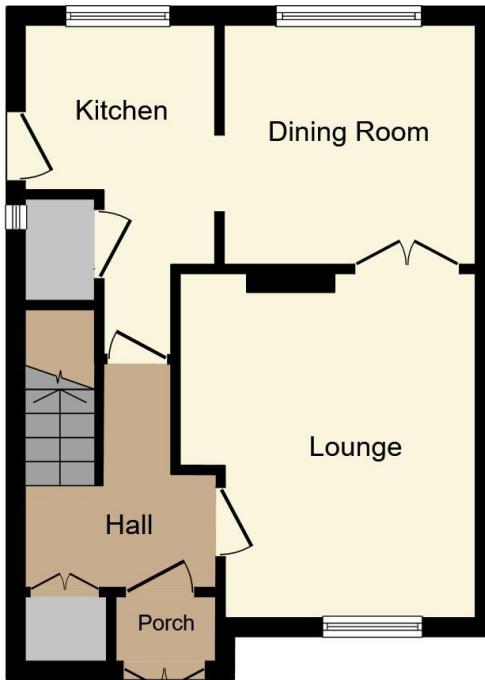
Rear Garden

Having a good sized rear garden being private and enclosed with good size patio area, pathway leading to the bottom of the garden and garden laid mainly to lawn with fencing to the perimeter, hedge and shrub borders, two outside storage rooms together with outside WC and gated access to the front.

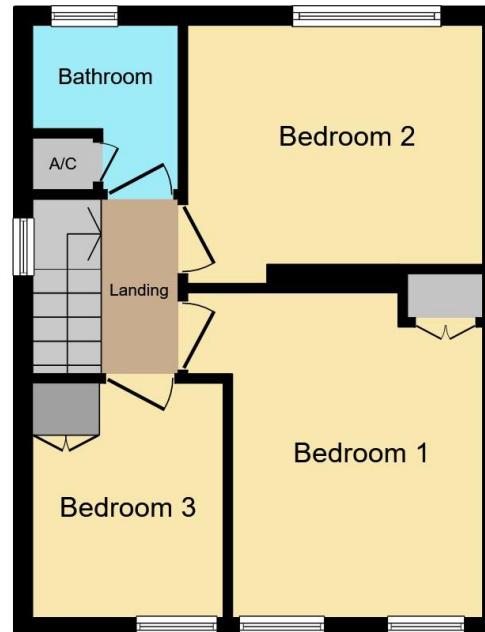








Ground Floor



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.propertybox.io

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311118



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311118 - 0003