



Connells

Farmstead Close
Sutton Coldfield



Property Description

NO CHAIN Connells are proud to present this unique 1 bedroom Coach House, immaculately presented throughout with modern appliances and spacious open plan living. Situated in a sought after estate in Sutton Coldfield towards the bottom of a cul de sac road, this property offers quiet living, yet still close enough to local amenities. Local restaurants and cafes are within a mile of the property, as well as popular supermarkets and petrol stations. Good main road and travel links are a great feature too, being a short distance from the M6 motorway. The property itself features a generously sized open plan kitchen, living, dining space with modern kitchen and appliances. A great sized main bedroom with built in wardrobe space features at the front of the property, with a fantastic bathroom to the rear. Ample storage space features throughout with built in cupboards and loft space, as well as the handy garage underneath the property. This home also has it's own garden to the rear, ideal for anybody with pets or wanting some outside space. VIEWINGS HIGHLY RECOMMENDED

Entrance Hallway

The property is accessed via a set of stairs leading to the main PVC front door and access via the hallway, which features a built-in cupboard offering excellent storage, radiator to wall, door gives access to the family lounge/kitchen/dining area

Family Lounge/Kitchen/Diner

19' 10" x 15' 7" maximum (6.05m x 4.75m maximum)

Having integrated kitchen cupboards, integrated dishwasher, integrated washing machine, electric oven, electric hob, filter hood over, three radiators to wall, two skylights to ceiling, space for lounge furniture and media wall.

Bedroom

11' 3" x 10' 6" (3.43m x 3.20m)

Having two built-in wardrobes, radiator to wall and front facing double glazed windows.

Bathroom

Comprising bath with shower over, low level flush WC, wash hand basin, radiator to wall and skylight to ceiling.

Loft Space

The loft space is part boarded.

Outside Front

Located at the rear of a cul-de-sac, the property has its own driveway, offering ample off-road parking for two average cars and access to a garage beneath the house

Rear Garden

A well maintained garden, mostly laid to lawn with a small patio area.

Garage

16' x 8' 6" (4.88m x 2.59m)

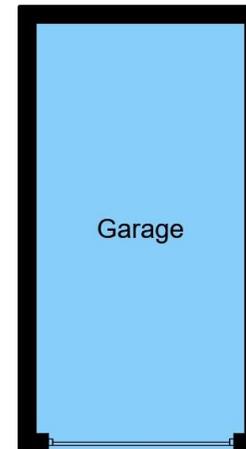








Floor Plan



Garage

Total floor area 61.0 m² (657 sq.ft.) approx

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



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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