



**Connells**

Meadowside Road  
SUTTON COLDFIELD



## Property Description

An immaculately presented three bedroom detached dormer bungalow, in excellent condition, located in a fantastic school catchment area for both primary and secondary schools. Having easy access to the cross city train line and road transport links. The property is in a good location and on an excellent sized plot. The accommodation comprises front, side and rear gardens and there is a double length garage to the rear with off-road parking in front. The accommodation has a large reception hallway with built-in storage, a ground floor family lounge and an impressive refitted open plan living/kitchen/garden room opening out onto the rear garden with a refitted kitchen with central island and an excellent sized dining seating area. There are two bedrooms on the ground floor and a refitted family bathroom and on the first floor there is an impressive refitted shower room and an excellent sized double bedroom. VIEWING IS ABSOLUTELY ESSENTIAL.

## Reception Hall

Having a composite door giving access into the reception hallway and having two frosted double glazed windows. Having built-in storage cupboards providing ample storage space and housing the electric meter, stairs to the first floor landing, laminate flooring and glazed doors give access into the family lounge, the open-plan kitchen/diner and doors to the two ground bedrooms and ground floor bathroom.

## Family Lounge

15' 3" plus the door recess x 12' 2" ( 4.65m plus the door recess x 3.71m )

Having double glazed window to the side, sliding patio double glazed doors give access into the dining area of the open-plan kitchen/lounge/diner, radiator to wall, feature fire surround with gas fire facility.

## Open Plan Living/Kitchen/Diner

### Kitchen Area

13' 9" x 11' 7" ( 4.19m x 3.53m )

Being an impressive refitted family breakfasting kitchen, having fitted base units with granite work surfaces over, fitted matching wall units, double glazed window to the side, one and a half stainless steel sink and drainer unit with mixer tap over, integrated double oven, with cupboards over and under, integrated induction hob, having space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated fridge and freezer, built-in wine rack, wall mounted central heating boiler concealed behind wall unit, radiator to wall, TV aerial point, laminate flooring, spotlights to ceiling, open access to a dining/garden room and having central island with seating overhang providing excellent storage space and seating area.

### Dining Area

24' 4" x 7' 8" ( 7.42m x 2.34m )

Having double glazed windows across the rear, double glazed French doors giving access into the rear garden, radiator to wall, laminate flooring and doors give access back into the family lounge.

## Bedroom 2

12' 4" x 11' 2" ( 3.76m x 3.40m )

Being located on the ground floor and having double glazed window to the front, radiator to wall, TV aerial point and spotlights to ceiling.

## Bedroom 3

9' 4" x 8' 10" ( 2.84m x 2.69m )

Having double glazed window to the side, radiator to wall, TV aerial point and spotlights to ceiling.

## Ground Floor Bathroom

Being a refitted family bathroom, having P shaped panelled bath with mixer shower over, wall mounted wash hand basin, frosted double glazed window to the side, low level flush WC, wall mounted heated towel rail radiator, spotlights to ceiling and part tiling to walls.

## First Floor Landing

On the first floor there is access to a double bedroom and a separate shower room.

## Bedroom 1

13' 1" x 11' 1" ( 3.99m x 3.38m )

Having double glazed Dormer window to the side.

## First Floor Shower Room

Being a refitted shower room, having shower cubicle, wall mounted wash hand basin, low level flush WC, wall mounted heated towel rail radiator and spotlights to ceiling.

## Outside

## Front

Having ample driveway to the front with garden laid to lawn, pathway leading to the front of the property, side block paved area providing off-road parking, fencing to the side and the rear giving access into the rear garden via gated access.

## Rear Garden

Being a good sized rear garden, having outside tap, having pedestrian door to the garage, outside lighting, patio area, steps up to raised patio areas, planted borders and lawn area. Outside power with double electric socket.

## Garage

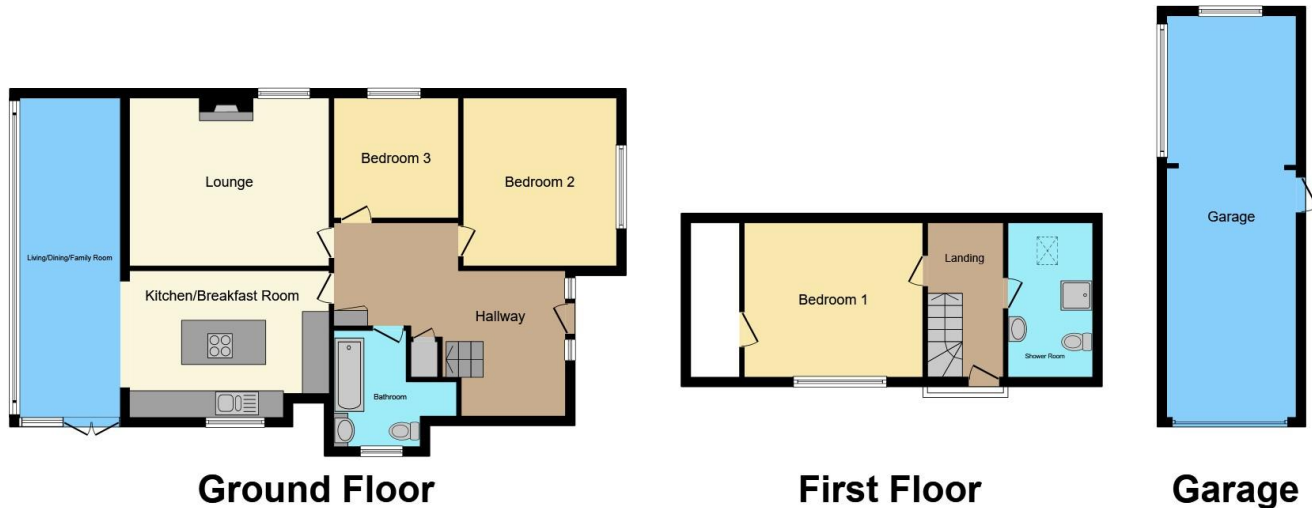
26' 8" x 9' maximum ( 8.13m x 2.74m maximum )

Having electronic up and over door, power and lighting, gas meter, double glazed window to the rear and pedestrian door to the garden.









Total floor area 145.9 m<sup>2</sup> (1,570 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



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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: SCO311361 - 0003