



Connells

Churchill Road
New Oscott Sutton Coldfield



Property Description

A very well presented three bedroom semi-detached property ideally located in Sutton Coldfield, perfect for first time buyers, growing families or investors, this property offers spacious living accommodation. The ground floor is approached via a hallway leading to the spacious front family lounge continuing through to a modern kitchen, dining/conservatory and guest WC. On the first floor is a landing with three bedrooms and family bathroom. To the rear is a well maintained garden with patio ideal for outdoor dining, An internal viewing is highly recommended to fully appreciate the space, quality and warmth this home has to offer.

Entrance Hallway

The property is accessed via a PVC front door into an entrance hallway, stairs lead to first floor landing, door gives access to the family lounge.

Family Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Having a feature fireplace with space for a log burner, radiator to wall, front facing window and spotlights to ceiling. Archway leads to the kitchen

Kitchen

15' 2" x 9' 4" (4.62m x 2.84m)

Comprising fully integrated cupboards, built-in gas hob and oven with filter hood over, access to the boiler, integrated dishwasher, stainless steel sink, space for a fridge/freezer, radiator to wall and access to the guest WC.

Guest WC

Features a low level flush WC.

Conservatory

13' 6" x 9' 3" (4.11m x 2.82m)

Having French doors that lead to the rear garden, radiator to wall and spotlights to ceiling.

First Floor Landing

Doors give access to bedrooms 1, 2, 3 and the family bathroom.

Bedroom 1

11' 8" x 10' 3" (3.56m x 3.12m)

A front facing bedroom overlooking the driveway, having built-in wardrobes, built-in storage shelves, hidden airing cupboard within the wardrobes, and radiator to wall.

Bedroom 2

10' 9" x 7' 3" maximum (3.28m x 2.21m maximum)

A rear facing bedroom overlooking the rear garden, space for wardrobes and radiator to wall.

Bedroom 3

8' 1" x 7' 6" (2.46m x 2.29m)

A rear facing bedroom overlooking the rear garden and radiator to wall.

Family Bathroom

Featuring a bath with electric shower over, wash hand basin, low level flush WC, towel warmer radiator to wall and frosted window.

Outside

Front

Mostly laid to lawn, recently landscaped with hedged pathway to the front of the property.

Rear Garden

Having access via the front of the property, being a good sized garden which has been recently landscaped with large patio area and fencing around the perimeter.

Garage

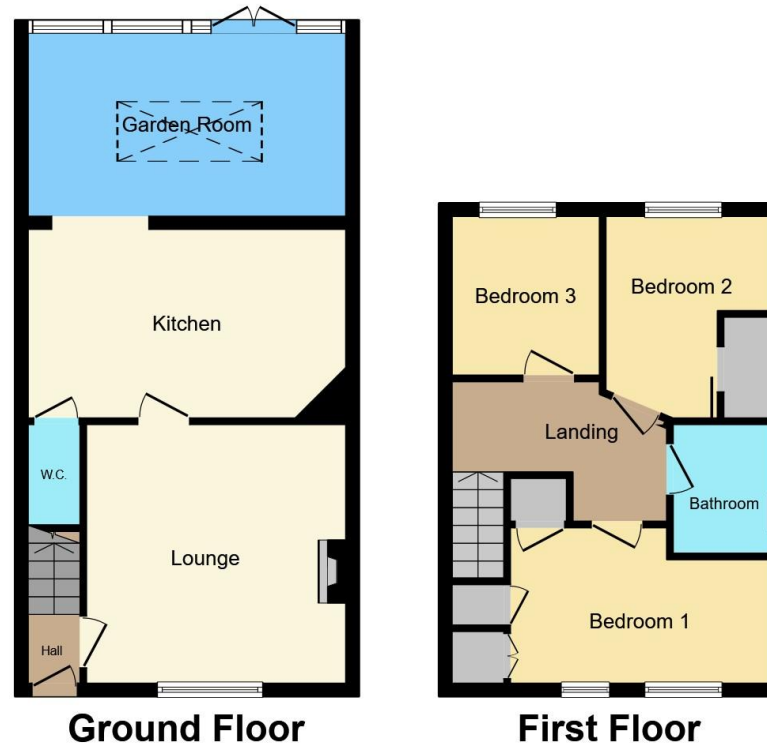
17' 7" x 8' 9" (5.36m x 2.67m)

Having power and lighting.









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: D Council Tax
 Band: C

Tenure: Freehold

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