



**Connells**

Fininstall Close  
Sutton Coldfield



### Property Description

A well presented three bedroom detached bungalow, located in a popular location, close to main road and rail transport links. THE PROPERTY IS OFFERING NO CHAIN and has the benefit of an in and out driveway providing ample off-road parking, low maintenance front and rear gardens. There is a entrance porch leading into a hallway, off the hallway is a fitted breakfasting kitchen with solid oak units, side covered utility area and a guest WC. There is a good sized lounge/diner with oak flooring opening into a conservatory with the conservatory in turn opening into the rear garden. There are three bedrooms, the second bedroom has the benefit of a walk-in wet room and access through to a dressing room/office. There is a separate family shower room. The property benefits from central heating and double glazing. VIEWING IS ESSENTIAL.

### Entrance Porch

Having double glazed door giving access into the entrance porch. Internal double glazed door with stained glass window light giving access into the hallway.

### Reception Hall

Having radiator to wall, doors off to the dining/kitchen, the family lounge, three bedrooms and shower room.

### Family Lounge

17' 10" x 11' 11" plus the door recess ( 5.44m

x 3.63m plus the door recess )

Having feature fireplace with electric fire facility to wall, radiator to wall, two feature exposed beams to ceiling, TV aerial point, feature stone fire surround, oak flooring, double glazed French doors opening into the conservatory with double glazed windows to either side and coving to ceiling.

### Conservatory

9' 8" x 8' 2" plus the door recess ( 2.95m x 2.49m plus the door recess )

Having double glazed French doors leading into the rear garden, tiled flooring, ceiling fan and having power.

### Dining/Kitchen

13' 10" x 12' 11" plus the door recess ( 4.22m x 3.94m plus the door recess )

Briefly comprising a solid oak fitted kitchen, having solid oak base units with work surfaces over, fitted matching solid oak wall units, one and a half bowl sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, double glazed window to the front, integrated double electric oven, integrated gas hob, built-in cooker hood and extractor fan, built-in slim-line dishwasher, integrated fridge, integrated freezer, space for a dining table, coving to ceiling, spotlights to ceiling, double glazed door to the side giving access into the covered area/utility.

### Covered Area/Utility

22' 10" x 5' 6" ( 6.96m x 1.68m )

Having double glazed door to the front, leading onto the driveway and having door to

the rear garden, tiled flooring, power and lighting, door to utility cupboard and door gives access to guest WC.

### Guest WC

Having a low level flush WC and wall mounted wash hand basin.

### Utility Cupboard

Having space and plumbing for a washing machine and having power,

### Bedroom 1

12' 5" x 11' 11" ( 3.78m x 3.63m )

Having double glazed window to the front, radiator to wall, TV aerial point and coving to ceiling.

### Bedroom 2

13' 10" x 11' 11" ( 4.22m x 3.63m )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, laminate flooring and coving to ceiling. Door gives access into a wet room.

### Wet Room

Having double glazed frosted window to the rear, walk-in shower facility, wash hand basin, low level flush WC, radiator to wall, part tiling to walls, internal door gives access to a dressing room/office.

### Dressing Room/Office

8' 11" x 5' 9" ( 2.72m x 1.75m )

Having radiator to wall.

### Bedroom 3

12' x 6' 10" ( 3.66m x 2.08m )

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

### Shower Room

Having walk-in shower, low level flush WC, pedestal wash hand basin, frosted double glazed window to the front, extractor fan, tiled flooring, tiled walls, bidet and wall mounted central heating boiler.

### Outside

#### Front

Having in and out driveway providing ample off-road parking with garden laid to lawn. Access to the store room. Side gate gives access to the rear garden.

#### Store Room

The store room provides excellent storage.

#### Rear Garden

Being an excellent sized rear garden, having garden laid to lawn, fencing to the perimeter, block paved patio, access to the front of the property via the covered area and gated access to the front, various shrubs and trees.









Total floor area 114.7 m<sup>2</sup> (1,235 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: F

Tenure: Freehold

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