



Connells

Fairfax Road
Sutton Coldfield



Property Description

****NO CHAIN**** Connells are pleased to introduce this brilliant 3 bedroom family home in Sutton Coldfield, with open plan kitchen diner and spacious main living room. Situated just 1.2 miles from Sutton Coldfield Town Centre, this property is superbly located and within a close proximity of multiple sought after primary and secondary schools, as well as having quick access to main road and transport links. The property itself opens up into a spacious main hallway, leading through into the kitchen diner and living room. The open plan kitchen diner opens out onto a fantastic garden space, before flowing through and archway into the main living room. Downstairs offers a fantastic living space with ample potential for future development, both to the side and the rear. Upstairs offers 3 great sized bedrooms and a modern bathroom with fitted utilities. Upstairs cupboard space adds to the already ample storage this property has to offer, with additional external units in the garden. To the front, a generous block-paved driveway and gated access to the fantastic rear garden. As many on the road have done, this property has so much potential to expand into a brilliant family home and the location is ideal for modern family living. Viewings highly recommended.

Hallway

Spacious hallway with access to kitchen diner, living room and stairs to upper floor. Accessed via PVC front door off the block-paved front driveway.

Living Room

14' 5" x 12' 4" maximum (4.39m x 3.76m maximum)

Accessed via the hallway and from the kitchen, front facing over the driveway and having radiator to the wall. Double glazed bay window to the front.

Kitchen Diner

18' 11" x 9' 10" maximum (5.77m x 3.00m maximum)

Briefly comprising a modern refitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the rear over looking the rear garden, space for a dual fuel range cooker, sink and drainer unit with mixer tap over, space and plumbing for a dishwasher, space for a table, door gives access into a pantry area. double glazed sliding doors give access onto the patio area and a door to built-in pantry area housing the gas meter and double panelled radiator to wall.

First Floor Landing

Having double glazed window to the side, doors off to the three bedrooms and the bathroom.

Bedroom One

13' 4" x 12' 2" including recess (4.06m x 3.71m including recess)

Having double glazed window to the front and radiator to wall.

Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m)

Having double glazed window to the rear and radiator to the wall.

Bedroom Three

9' 10" x 8' 3" (3.00m x 2.51m)

Having double glazed window to the front and radiator to wall.

Bathroom

Having panelled bath with shower over, with hand held mixer tap, low level flush W/C, frosted double glazed window to the rear, pedestal wash hand basin and fully tiled.

Rear Garden

Being an excellent sized rear garden, three brick built outhouses, two of which provide excellent storage and one has space and plumbing for a washing machine, an internal tap and has power & lighting. The garden has fencing to the perimeter, there is an artificial grass lawn area and gated access to the front.

There is a garden area that needs some planting and maintenance. .

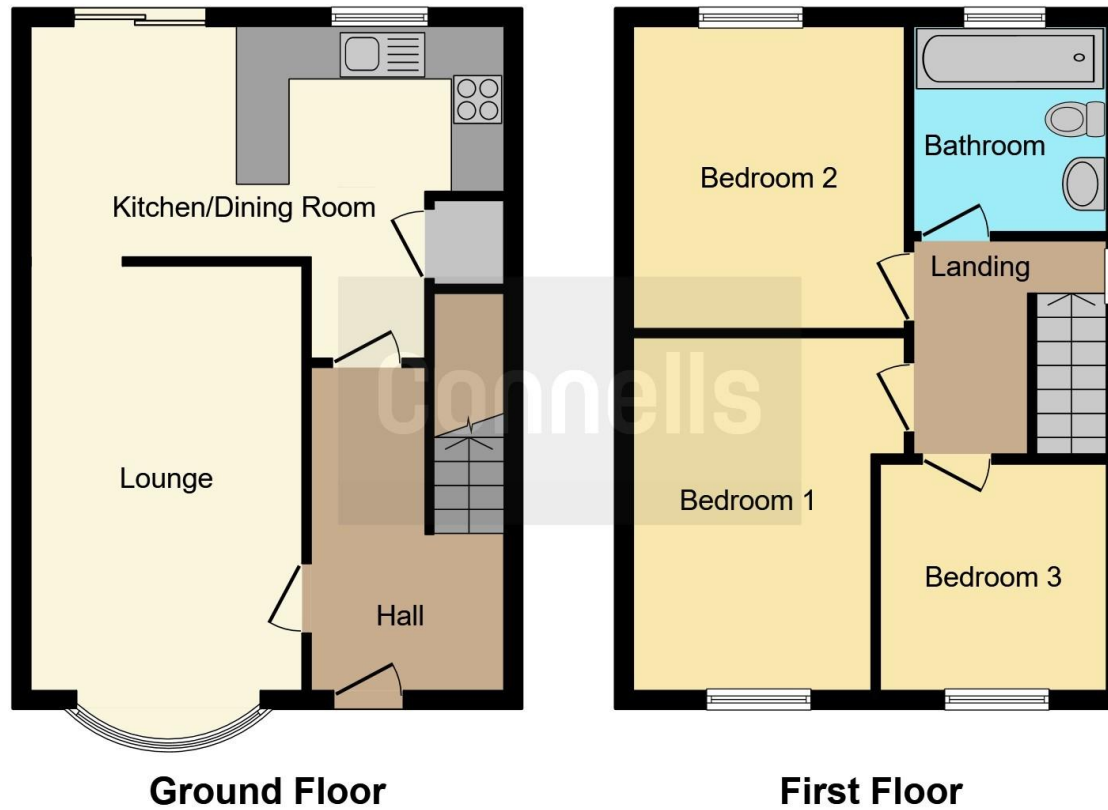
Outside Front

Having block paved driveway providing ample off road parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C Council Tax
 Band: B

Tenure: Freehold

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