



**Connells**

Reddicap Heath Road  
SUTTON COLDFIELD



### Property Description

A well presented two bedroom Victorian mid-terraced home, located in a sought after school catchment area for both primary and senior schools. OFFERED WITH NO CHAIN. Positioned close to main road and bus transport links, having the benefit of local amenities and has easy access to Newhall Valley Country Reserve, Rectory Park and Sutton Coldfield town centre. The property is surprisingly quiet inside and is an ideal first time buyer home, investment buy or a single person's home. There is off-road parking to the front, the entrance door opens directly into a family lounge which in turn opens into a refitted dining/kitchen with views onto the rear garden. On the first floor there are two good sized bedrooms and a shower room, to the rear there is an excellent sized rear garden which has full sunshine with patio area, garden laid to lawn, brick-built out house with outdoor WC and there is also a wooden summer house that benefits from having its own solar panel and battery pack. VIEWING IS ABSOLUTELY ESSENTIAL.

### Entrance Door

Having composite door to the front giving access into the family lounge.

### Family Lounge

13' 10" Maximum x 11' 11" Plus the bay ( 4.22m Maximum x 3.63m Plus the bay )

Having double glazed walk-in bay window to the front, radiator to wall, telephone point, TV aerial point, built-in recessed wall housing the electricity meter, having a tiled hearth and brick-built fireplace, brick-built fireplace surround, laminate flooring, coving to ceiling and internal door gives access into the refitted dining/kitchen.

### Refitted Dining/Kitchen

11' 10" Maximum x 13' 10" Maximum ( 3.61m Maximum x 4.22m Maximum )

Briefly comprising a modern refitted kitchen, having fitted base units with square edge work surfaces over and matching upstand, fitted matching wall units, double glazed window to the rear overlooking the rear garden, one and half bowl black sink and drainer unit with mixer tap over and cupboards under, decorative splash-back tiling, integrated electric oven, integrated gas hob with built-in cooker hood and extractor over, integrated slim-line dishwasher, integrated fridge and integrated freezer, two radiators to wall, coving to ceiling, open tread staircase leads to the first floor landing, double glazed door gives access into the rear garden, space for dining table.

## First Floor Landing

Having doors off to the two bedrooms and the family bathroom.

## Bedroom One

13' 11" Maximum x 12' ( 4.24m Maximum x 3.66m )

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

## Bedroom Two

12' 1" x 6' 8" ( 3.68m x 2.03m )

Having double glazed window to the rear, radiator to wall, loft access and laminate floor

## Family Shower Room

Briefly comprising a shower cubicle with rainfall and hand-held shower over, low level flush WC, wall mounted wash hand basin with built-in storage cupboards under, frosted double glazed window to the rear, extractor fan, wall mounted heated towel radiator, spotlights to ceiling, part tiling to wall and tiled flooring.

## Outside Front

Having a front buffer garden with pathway leading to the front of the property and having an off-road parking space.

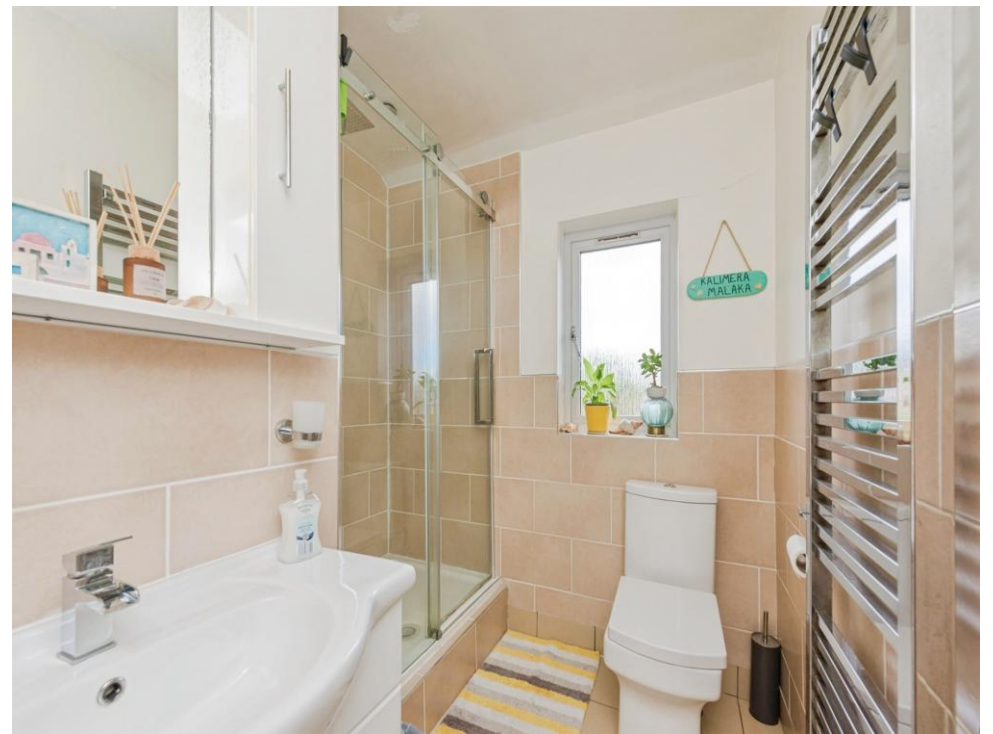
## Rear Garden

Being an excellent size rear garden. Having a patio area, garden laid to lawn, fencing to the sides and rear, having a brick-built out house which has power and lighting and an outside WC. There is an excellent garden potting area, various plants and shrubs, excellent size summer house which has power and lighting and benefits from its own solar panel and to the rear of the summer house there is additional garden space.

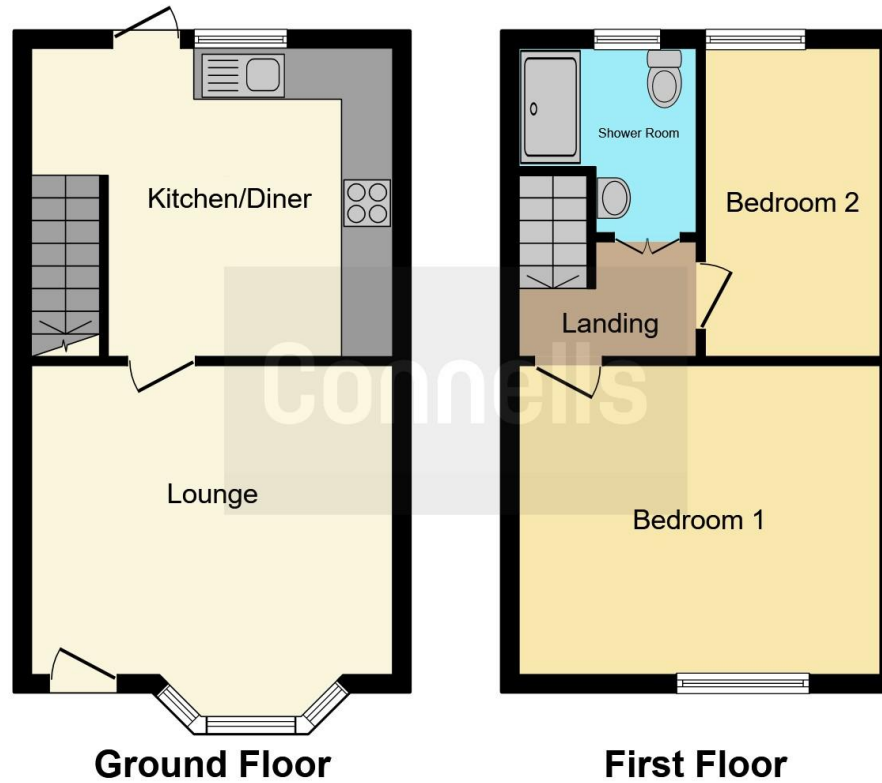
## Summer House

Having power and lighting, is an excellent sized outdoor benefit and benefits from having its own solar panel and battery.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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