



Connells

Falcon Lodge Crescent
Sutton Coldfield

Falcon Lodge Crescent Sutton Coldfield B75 7LX

for sale
£190,000



Property Description

A three bedroom double fronted mid terraced house. In need of full refurbishment and updating. Offered with no chain. The accommodation comprises a porch and entrance hallway, good size dual aspects lounge diner, fitted dual-aspect dining kitchen, three good sized bedrooms, first floor bathroom and separate WC. There is a good sized front garden and a good sized rear garden. Central heating and double glazing. Ideally suiting someone looking for a project or investor. In an excellent school catchment area for both primary and senior schools. Good access to main convenience amenities and facilities.

Entrance Porch

Having double glazed or giving access into the porch area. Internal door gives access into the hallway

Hallway

Having door to the front giving access into the hall, stairs to the first floor landing, door gives access into the kitchen diner and the lounge diner

Lounge Diner

19' 4" x 11' 9" max (5.89m x 3.58m max)

Double glazed windows to the front and rear, radiator to wall, TV aerial point, fireplace and hearth and door gives access into the kitchen

Kitchen Diner

18' 9" max x 11' 2" max (5.71m max x 3.40m max)

Comprising of a fitted kitchen with fitted base unit with work surfaces over, fitted matching wall unit, double glazed window to the rear, double glazed door gives access into the rear garden. Sink and drainer unit with mixer taps over, cupboards under, space and plumbing for a washing machine, radiator to wall, door to understeers storage cupboard housing the electricity meter and cupboard to wall housing the gas meter.

First Floor Landing

Doors off to the three bedrooms vast, bathroom and separate WC

Bedroom 1

11' 9" x 12' 8" (3.58m x 3.86m)

Having double glazed window to the front and radiator to wall

Bedroom 2

15' 7" x 8' 2" plus walkway (4.75m x 2.49m plus walkway)

Having 2 double glazed windows to the front and radiator to wall

Bedroom 3

10' 6" x 9' 5" (3.20m x 2.87m)

Having double glazed window to the rear and radiator to wall

Bathroom

Having bath with tap over, wall mounted wash-hand basin and double glazed frosted window to the rear.

Separate WC

Having low-level flush WC and double glazed window to the rear

Front Garden

Having garden to lawn rear garden

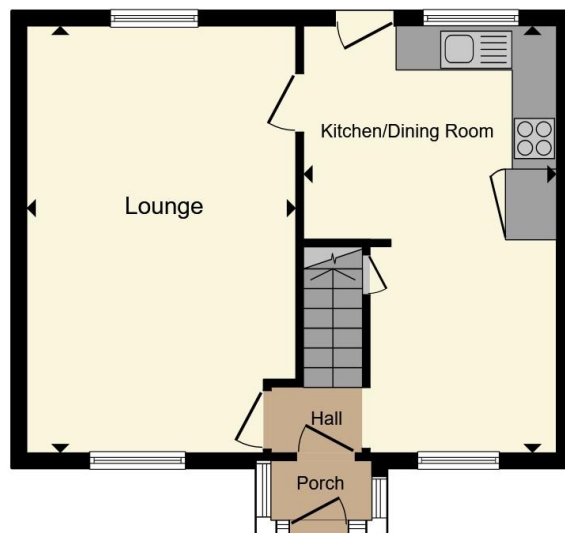
Rear Garden

Being a good sized rear garden with patio area and lawned area.

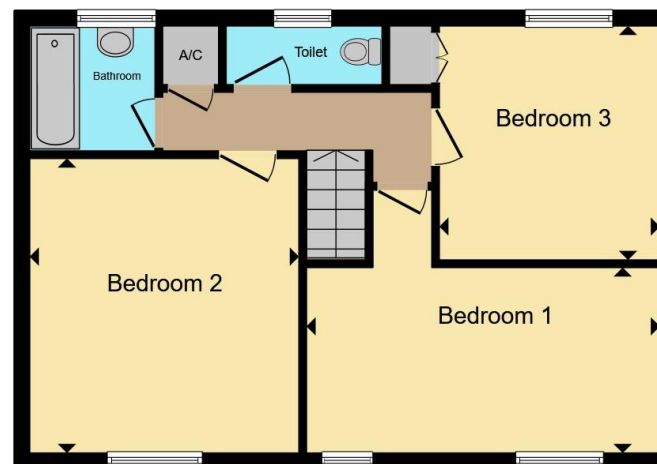








Ground Floor



First Floor

Total floor area 92.4 m² (995 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

Connells

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4/6 High Street
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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