



**Connells**

Rowan Road  
Sutton Coldfield



## Property Description

An extended three double bedroom traditional style semi-detached home, set in an excellent school catchment area for both primary and senior schools, close to the town centre with good access to main road and rail transport links, the Newhall Valley Country Walk, Rectory Park and Sutton Park. Having entrance porch and hallway, family lounge, impressive open-plan extended kitchen/diner/family room. On the first floor there are three double bedrooms and a refitted family bathroom. The property benefits from having a double driveway at the front providing ample off-road parking and there is rear access to a rear garage. The property benefits from central heating and double glazing.

## Entrance Porch

Having double glazed door to the front giving access into the entrance porch, internal single glazed door gives access into the reception hallway.

## Reception Hallway

Having Amtico flooring, stairs leading to first floor landing, radiator to wall, door off to understairs storage cupboard, doors give access to the family lounge and open-plan kitchen family room.

## Family Lounge

12' 4" x 9' 11" ( 3.76m x 3.02m )

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

## Living/Kitchen/Family Room

### Kitchen Area

23' 7" x 7' 8" maximum ( 7.19m x 2.34m maximum )

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 and to the side, display cabinets with under lighting, one and a half bowl ceramic sink and drainer unit with mixer tap over, cupboards under, integrated induction hob, integrated electric oven, built-in cooker hood and extractor fan, integrated dishwasher, space for a fridge/freezer, laminate flooring, double glazed doors to utility room, open access to dining/family room.

## Dining/Family Room

20' 7" plus the door recess x 9' 8" ( 6.27m plus the door recess x 2.95m )

Having double glazed patio doors leading to the rear garden, radiator to wall, TV ariel point, laminate flooring and two skylights to ceiling.

## Utility Room

Having space and plumbing for a washing machine, space for a drier, wooden door to the front and single glazed door to the rear garden.

## First Floor Landing

Having frosted double glazed window to the side, loft access, doors off to the three bedrooms and the refitted family bathroom.

## Bedroom 1

12' 8" x 9' 11" maximum ( 3.86m x 3.02m maximum )

Having double glazed front facing window, built-in double wardrobe and coving to ceiling.

## Bedroom 2

12' 11" x 9' 11" ( 3.94m x 3.02m )

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

## Bedroom 3

15' 10" x 8' 9" ( 4.83m x 2.67m )

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

## Refitted Family Bathroom

Comprising a refitted white bathroom suite, having panelled bath with rainfall and hand-held shower over, wall mounted wash hand basin with cupboard under, low level flush WC, frosted double glazed window to the front, spotlights to ceiling, tiled flooring, wall mounted towel radiator, part tiling to wall.

## Outside

### Front

Having double driveway providing off-road parking

### Rear Garden

Being an excellent sized rear garden with patio area, garden laid to lawn, various trees and shrubs and access at the rear to a garage.

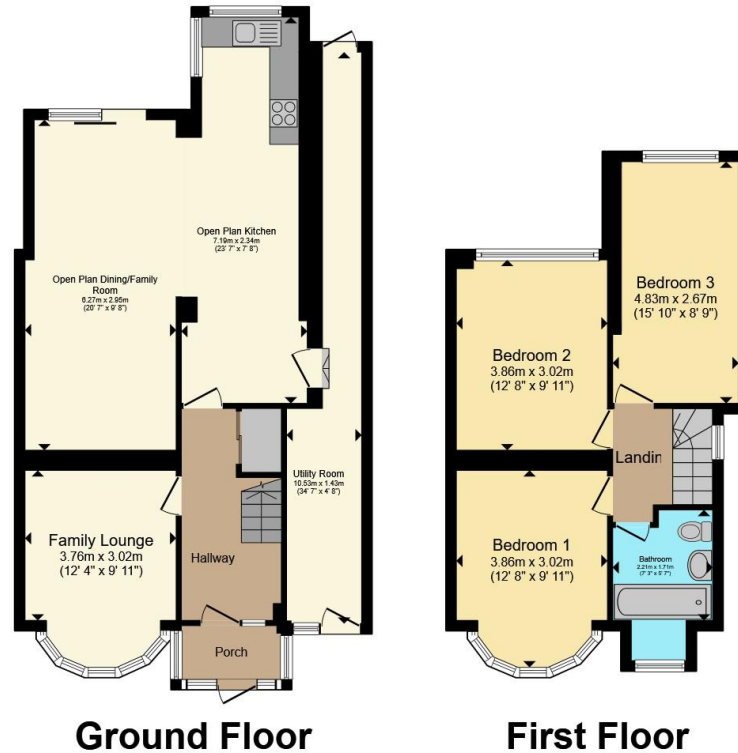
### Garage

Having access from the rear.









Total floor area 122.3 m<sup>2</sup> (1,317 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)



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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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