



**Connells**

Lime Grove  
SUTTON COLDFIELD



## Property Description

A well presented three-bedroom Victorian style end terraced home, located in a cul-de-sac location, close to main road transport links, easy access to the cross city commuter line and being just 270 metres from Chester Road station. OFFERED WITH NO CHAIN. Having recently been refurbished with accommodation comprising an entrance porch leading into a front reception room, a brand-new refitted kitchen, inner hallway with stairs leading to the first floor landing, family bathroom with bath and separate shower cubicle and on the first floor there are three good sized double bedrooms. There is a fore garden and a low maintenance rear garden. The property benefits from central heating and double glazing and viewing is absolutely essential and with a good school catchment area for primary schools.

## Entrance Porch

Having double glazed door giving access in the porch area. Internal single glazed door giving access into the family lounge.

## Family Lounge

11' 4" max to include the recess x 10' 10" ( 3.45m max to include the recess x 3.30m )

Having double glazed window to the front, radiator to wall, telephone point, TV aerial point, brand-new laminate floor throughout the ground floor and cupboard to wall housing the gas meter.

## Refitted Kitchen

12' 11" x 11' 3" to include the recess ( 3.94m x 3.43m to include the recess )

Comprising a brand-new refitted kitchen, having fitted base units, with wood block work surfaces over, matching upstand, fitted matching wall units, double glazed window to the rear, gas cooker point, extractor fan, space and plumbing for a washing machine, wall mounted central heating boiler, radiator to wall, heating control, laminate flooring and archway into inner hall.

## Inner Hall

Having double glazed window to the side, cupboard to wall housing the electricity meter, dog leg staircase to the first floor landing, double glazed door to the garden and door to the ground floor bathroom.

## Ground Floor Bathroom

Comprising a panelled bath with taps over, separate shower cubicle, two wash hand basins, extractor fan, spotlights to ceiling, tiled flooring, two radiators and four double glazed windows to the side.

## First Floor Landing

Having doors off to the three bedrooms.

## Bedroom 1

11' 5" to include the recess x 10' 11" ( 3.48m to include the recess x 3.33m )

Having double glazed window to the front, radiator to wall and laminate floor.

## Bedroom 2

13' x 8' 3" ( 3.96m x 2.51m )

Having double glazed window to the rear, radiator to wall, TV aerial point and laminate floor.

## Bedroom 3

11' 8" x 6' 10" max ( 3.56m x 2.08m max )

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

## Outside

### Front

Having fore garden and paving leading to the front door.

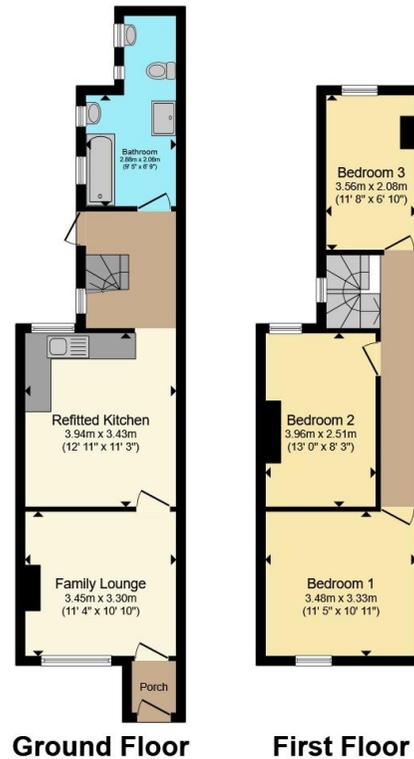
### Rear Garden

Being a low maintenance rear garden with patio area, fencing to the side, brick-built shed and gated access to the front.









Total floor area 78.5 m<sup>2</sup> (846 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: SCO311335 - 0004