



**Connells**

North Drive  
SUTTON COLDFIELD



## Property Description

**\*\*NO CHAIN\*\*** An impressively spacious 3 bedroom bungalow, with the third bedroom situated in a good sized loft space, with it's own en-suite. Being just 0.5 miles to Sutton Town Centre, this property is superbly located and offers a large range of local amenities, including popular restaurants, cafes and high street shops. Good Hope Hospital is also just a short 0.5 mile commute, as well as multiple sought after Primary and Secondary Schools within the area. Inside the property, features 2 good sized bedrooms on the ground floor, leading into a fantastic living/dining space at the rear. A good kitchen space and cosy conservatory also feature at the rear of the bungalow, both leading out into the low maintenance garden space. Upstairs features a unique bedroom space with it's own en-suite and ample storage throughout. A fantastic development opportunity, viewings highly recommended.

## Entrance Hall

The property is accessed via a PVC front door into the entrance hall and door gives access to lounge/diner, bedrooms 1 and 2 and the main shower room.

## Lounge/Diner

23' 2" x 11' 6" ( 7.06m x 3.51m )

Having two radiators to wall, electric fireplace, cupboard housing the boiler, access to the conservatory, access to the kitchen and stairs lead to bedroom 3.

## Kitchen

9' 2" x 7' 6" ( 2.79m x 2.29m )

Comprising integrated cupboard space, four ring electric hob, electric oven with filter hood over, space and plumbing for a washing machine and space for a fridge/freezer and double glazed door leads to the rear garden.

## Conservatory

10' 6" x 8' 3" ( 3.20m x 2.51m )

Having radiator to wall and double glazed door leads to the rear garden.

## Bedroom 1

11' 1" x 10' 7" ( 3.38m x 3.23m )

Having radiator to wall, fitted cupboards and wardrobe space and front facing double glazed window overlooking the driveway.

## Bedroom 2

9' x 7' 7" ( 2.74m x 2.31m )

Having radiator to wall, cupboards to wall housing the electricity and gas meters and front facing double glazed window overlooking the driveway.

## Main Shower Room

Featuring a shower cubicle, wash hand basin, low level flush WC and frosted double glazed window.

### Bedroom 3

13' 4" x 10' 3" maximum ( 4.06m x 3.12m maximum )

Accessed via stairs leading from the lounge/diner is a loft conversion bedroom with dormer, having radiator to wall, built-in cupboard space and access to the en-suite shower room.

### En-Suite Shower Room

Featuring a shower cubicle, wash hand basin, low level flush WC and frosted double glazed window to the rear.

### Outside

#### Front

The property is accessed via a long shared driveway, offering ample off-road parking.

#### Rear Garden

A two tier rear garden being laid to lawn on the higher tier and a patio area on the lower tier with steps between the two tiers.

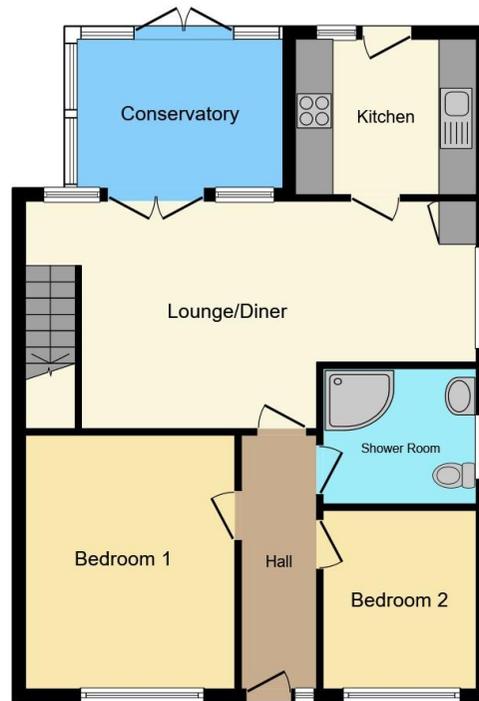
### Garage

Accessed via front driveway and rear garden. The garage is un-measured.









**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (992 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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