



25

Connells

Hilary Drive
Sutton Coldfield

Hilary Drive Sutton Coldfield B76 2SW

for sale offers over
£280,000



Property Description

A well maintained three bedroom extended family semi detached home, located in a quiet cul-de-sac location and within an excellent school catchment area, OFFERED WITH NO CHAIN. The property is in need of some cosmetic updating and benefits from having an integral single garage and driveway. The internal accommodation comprises an entrance porch, an extended L shaped lounge/diner with views over the rear garden and a modern fitted kitchen. On the first floor landing there are three good sized bedrooms and a refitted family bathroom. The property benefits from having central heating and double glazing. There is a well maintained and established rear garden and is close to local amenities.

Entrance Porch

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

Entrance Hallway

Having radiator to wall, stairs to the first floor landing, doors off to the kitchen and the lounge.

Extended Lounge / Dining Room

The lounge through dining room has been extended and provides an excellent space.

Lounge Area

18' 5" x 11' 8" maximum (5.61m x 3.56m maximum)

Having double glazed window to the rear, two radiators to wall, door to understairs storage cupboard and archway to the dining area.

Dining Area

10' 9" x 7' 2" plus the door recess (3.28m x 2.18m plus the door recess)

Having double glazed window to the side and double glazed patio doors lead into the rear garden.

Fitted Kitchen

11' 8" x 6' 9" (3.56m x 2.06m)

Comprising fitted base units with roll edge work surfaces over, double glazed window to the front, sink and drainer unit with taps over, decorative splash back tiling, space and plumbing for a washing machine and UPVC door to the side giving access into the rear garden.

First Floor Landing

Having doors off to the three bedrooms and the refitted bathroom

Bedroom 1

12' 9" x 9' (3.89m x 2.74m)

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

Bedroom 2

12' 2" x 9' 1" (3.71m x 2.77m)

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

Bedroom 3

9' 1" x 8' 9" (2.77m x 2.67m)

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

Refitted Family Bathroom

Comprising a panelled bath, shower cubicle, low level flush WC, wash hand basin, frosted double glazed window to the front and door to airing cupboard providing excellent storage space.

Outside

Front

Having driveway to the front providing off-road parking, garden laid to lawn, gated side access to the rear garden, access to the garage.

Integral Garage

15' 9" x 7' 6" (4.80m x 2.29m)

Having up and over door.

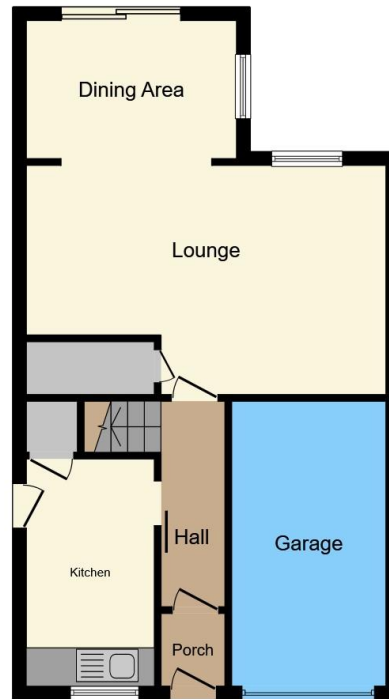
Rear Garden

Being a good sized mature rear garden, having patio area, garden laid to lawn, fencing to the sides and gated access to the front of the property.









Ground Floor



First Floor

Total floor area 94.6 m² (1,018 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



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4/6 High Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: SCO311254 - 0007