



Connells

Reddicap Hill  
Sutton Coldfield



## Property Description

Connells are proud to present this 2 bedroom semi detached property in Sutton Coldfield, full of fantastic original features and offering ample downstairs living space. Situated just 1 mile out from Sutton Coldfield Town Centre, this property is superbly located and offers a wide range of local amenities, including popular restaurants, cafes and high street shops. Highly sought after primary and secondary schools are also within 1 mile of the property, making it a great family location. Other features include popular supermarkets, local gyms and large parks, all within walking distance of the home. The property itself features a good sized front living room with unique underfloor storage space spanning the whole downstairs space, leading into a brilliant open plan kitchen dining space with ample storage cupboards. At the rear, the kitchen looks out onto a well established rear garden, again with stunning original features and brick shed to the side. The kitchen then leads through into a utility space and then into the good sized downstairs bathroom. Upstairs, you'll find two fantastic sized bedrooms overlooking the front of the property, both with ample storage space, including access to a boarded loft space. The house comes with a driveway to the side, but also offers ample on road parking to the front. Viewings highly recommended at this property.

## Entrance Porch

The property is accessed via a small porchway, through a PVC front door and a single glazed wooden door leads into the family lounge.

## Family Lounge

12' 3" x 10' 10" maximum ( 3.73m x 3.30m maximum )

Having a front facing window overlooking the driveway, radiator to wall, log and coal fire within the chimney breast and underfloor storage accessed via a hatch offering excellent storage that runs to entire length of the house.

## Dining Room

12' 1" x 12' 8" ( 3.68m x 3.86m )

Having front facing window overlooking the driveway, a radiator to wall, a log and coal fire within the chimney breast, space for a dining table and chairs, access to a built-in storage cupboard and access to the stairs and the kitchen.

## Kitchen

10' 1" x 5' 5" ( 3.07m x 1.65m )

Consisting of fully integrated kitchen cupboards, four ring gas hob, two gas ovens with filter hood over, space and plumbing for a dishwasher, a rear facing window overlooking the rear garden, access into utility room via an archway.

## Utility Room

4' 1" x 4' 6" ( 1.24m x 1.37m )

Having a double glazed door to the rear garden, a boiler to wall and space and plumbing for a washing machine.

## Ground Floor Family Bathroom

Consisting of a bath with shower over, low level flush WC, wash hand basin, radiator to wall and a rear facing frosted window.

## First Floor Landing

Having radiator to wall, side facing window and doors lead to bedrooms 1, and 2.

## Bedroom 1

12' 7" x 11' 1" maximum ( 3.84m x 3.38m maximum )

Having radiator to wall, fireplace, space for free standing wardrobes and front facing window overlooking the driveway.

## Bedroom 2

12' 5" x 8' 11" maximum ( 3.78m x 2.72m maximum )

Having radiator to wall, space for free standing wardrobes and front facing window overlooking the driveway.

## Loft

The loft is part boarded and accessed via a drop down ladder

## Outside

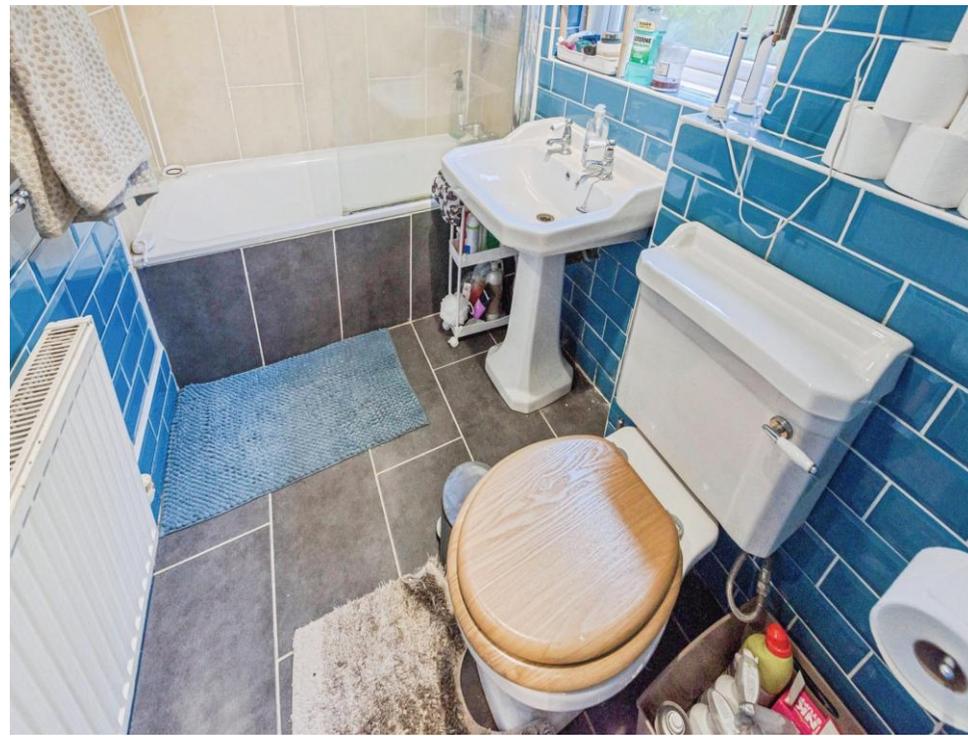
### Front

Having a tarmac driveway to the right hand side of the property offering ample off-road parking for one average sized car.

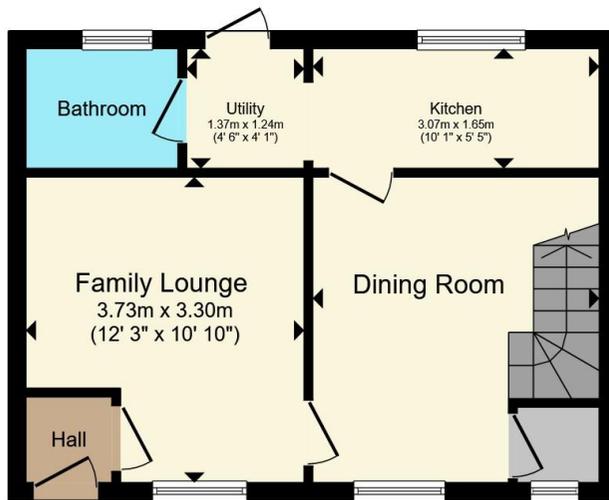
### Rear Garden

The rear garden is part patio and part astro turf, steps lead to upper tier and brick shed.









**Ground Floor**



**First Floor**

Total floor area 72.9 m<sup>2</sup> (785 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: B

Tenure: Freehold

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