



Connells

Wheatmoor Road
Sutton Coldfield



Property Description

An immaculately presented three bedroom family detached home, located within a much sought after school catchment area, giving good access to main road and motorway transport links, having driveway to the front providing ample off road parking, entrance hall with guest WC, an excellent sized lounge with double doors giving access into the dining room, off the dining room there is a refitted kitchen with some built-in appliances with views onto the rear garden and skylight windows, there is a utility room and office. On the first floor landing there is a principal bedroom with en-suite shower room, two further good sized bedrooms and a refitted family bathroom with free standing bath. Mature and landscaped front and rear gardens with excellent outdoor seating and entertaining space. Central heating and double glazing.

Entrance Hall

Having double glazed doors to the front giving access into the entrance hall, coving to ceiling, door to the guest WC and door into the lounge.

Guest WC

Having low level flush WC, wall mounted wash hand basin with cupboard under, part tiling to walls, extractor fan and frosted double glazed window to the side.

Lounge

13' 7" x 17' (4.14m x 5.18m)

Having double glazed window to the front, feature fireplace with gas fire facility and wooden fire surround, TV aerial point, coving to ceiling, stairs lead to the first floor landing and double doors give access into the dining room.

Dining Room

8' 6" x 8' (2.59m x 2.44m)

Having double glazed walk-in bay window to the rear overlooking the rear garden, radiator to wall, coving to ceiling and open access into the refitted kitchen.

Refitted Kitchen

13' 7" x 8' (4.14m x 2.44m)

Being an impressive refitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden, ceramic double sink and mixer tap over, splash back tiling, two skylight windows to ceiling, stainless steel splash back, pull out extractor fan, built-in slim-line dishwasher, space for a range cooker, wall mounted central heating boiler concealed behind wall unit, double glazed door to the side, spotlights to ceiling, wall mounted designer radiator, hard wearing click vinyl flooring, double glazed door giving access into the rear garden and open access to the utility room.

Utility Room

8' 6" x 5' 2" (2.59m x 1.57m)

Having fitted base units with work surfaces over, fitted matching wall units, space and plumbing for a washing machine, space for an under counter utility, integrated fridge and freezer, spotlights to ceiling, hard wearing click flooring and door into the office.

Office

11' 6" x 8' 6" (3.51m x 2.59m)

Having double glazed window to the front and spotlights to ceiling.

First Floor Landing

Having doors off to the three bedrooms and the refitted family bathroom.

Bedroom 1

11' 11" x 13' 7" (3.63m x 4.14m)

Having double glazed window to the front, radiator to wall, TV aerial point, access to built-in double wardrobes with hanging rail and shelving and door gives access into the en-suite shower room.

En-Suite Shower Room

Being a refitted en-suite shower room, having shower cubicle, wall mounted wash hand basin with cupboard under, low level flush WC, extractor fan, spotlights to ceiling, wall mounted heated towel rail radiator to wall, part tiling to walls and frosted double glazed window to the front.

Bedroom 2

11' 11" x 8' 6" (3.63m x 2.59m)

Having double glazed window to the rear, radiator to wall, TV aerial point, two built-in single wardrobes and over bed cupboards.

Bedroom 3

11' 1" x 6' 5" (3.38m x 1.96m)

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

Family Bathroom

Being an impressive refitted family bathroom with free standing bath with wall mounted mixer tap over, low level flush WC, wall mounted wash hand basin, frosted double glazed window to the rear, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling, part tiling to walls and tiled flooring.

Outside

Front

Having hedge to the front with garden area with planted boarders with access to driveway, driveway providing off-road parking and gated access to the side giving access into the rear garden.

Rear Garden

Being a beautifully landscaped rear garden with pathway to the side of the property leading into the rear garden with ramped patio to the rear door, garden laid to lawn, mature planted boarders and shrubs, pagola area providing outdoor seating, space for a shed/summerhouse to the rear and fencing to the sides.

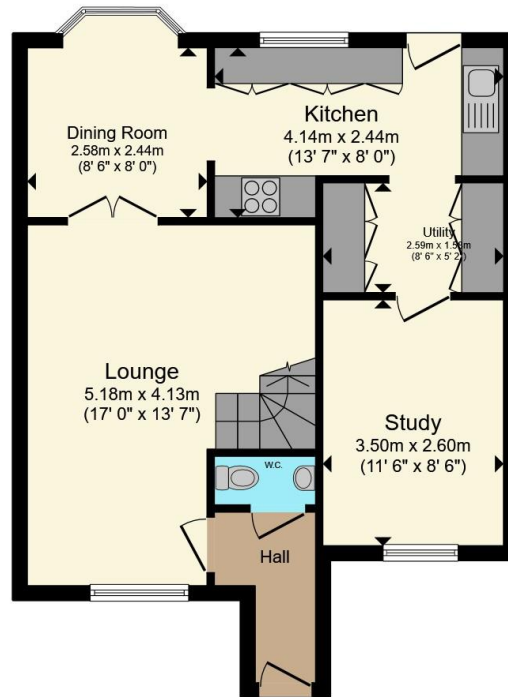
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Ground Floor



First Floor

Total floor area 98.9 m² (1,064 sq.ft.) approx

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Connells

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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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