

Connells

Whitehouse Common Road
Sutton Coldfield

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Sutton Coldfield B75 6HA

for sale
£425,000







Property Description

A well maintained three bedroom traditional style semi-detached home, located in a popular residential location, close to main road transport links and amenities. Within a much sought after school catchment area for both primary and senior schools. OFFERED WITH NO CHAIN. The accommodation comprises a entrance porch and hallway, a dining room and separate extended lounge to the rear. There is a modern refitted kitchen with some built-in appliances and access to a utility room. On the first floor landing there are three good sized bedrooms, a family bathroom and separate WC. The home is in need of cosmetic updating but has been well maintained. Potential for further extension (subject to planning).

Entrance Porch

Having door giving access into the porch area, with internal door giving access into the entrance hallway.

Entrance Hallway

Having doors to the lounge, the dining room and the modern fitted kitchen with stairs leading to the first floor landing and radiator to wall.

Dining Room

11' 2" x 10' 5" plus the bay (3.40m x 3.17m plus the bay)

Having double glazed walk-in window to the front and radiator to wall.

Lounge

17' 11" x 13' 8" maximum (5.46m x 4.17m maximum)

Being an extended lounge, having wall light fittings, radiator to wall, feature fireplace with gas fire facility and feature wooden fire surround, two wall light fittings, TV aerial point and double glazed patio doors give access to the rear garden with excellent views over.

Fitted Kitchen

10' 11" maximum plus the bay x 9' 4" maximum (3.33m maximum plus the bay x 2.84m maximum)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, decorative splash back tiling, sink and drainer unit with mixer tap over, cupboards under, plinth heater, double glazed window to the rear, built-in four ring gas hob with extractor fan over, built-in electric oven, integrated fridge, radiator to wall and door gives access to the utility room.

Utility Room

18' 2" x 4' 11" minimum (5.54m x 1.50m minimum)

Having space and plumbing for a washing machine, double glazed door gives access to the front and to the rear and space for a fridge/freezer.

First Floor Landing

Having double glazed window to the side and doors off to the three bedrooms, family bathroom and separate WC.

Bedroom 1

11' 11" x 10' 5" (3.63m x 3.17m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall and space for wardrobes.

Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m)

Having double glazed window to the front, overlooking the driveway, radiator to wall and fitted wardrobes.

Bedroom 3

12' 9" x 7' 8" (3.89m x 2.34m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall and fitted wardrobes.

Family Bathroom

Briefly comprising a coloured suite having panelled bath with taps over and shower over, vanity wash hand basin with built-in storage cupboard under, splash back tiling and double glazed window to the rear.

Separate WC

Having low level flush WC and double glazed window to the side.

Outside

Front

Having driveway providing ample off road parking and access to the garage. Having garden laid to lawn and hedge to front.

Rear Garden

Being an excellent sized rear garden with garden laid to lawn, fencing to perimeter and various shrubs and plants.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



















Ground Floor



First Floor

Total floor area 130.4 m² (1,403 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

Connells

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T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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