



Connells

Penns Lane
SUTTON COLDFIELD



Property Description

A well presented and extended traditional style three bedroom family semi detached home. Located in a much sought after school catchment area with convenient access to local amenities. The property benefits from being in a raised position with excellent views, having block paved driveway to the front providing off road parking and having a single garage. There is an excellent sized rear garden and internally there is an entrance porch leading to a reception hallway, a family lounge, separate extended fitted dining/kitchen/family room with the kitchen area having built-in appliances and space for a dining table and French doors leading to the rear garden. On the first floor landing there are three good sized bedrooms and a family bathroom. The property benefits from central heating and double glazing.

Entrance Porch

Having double glazed double doors opening into the porch area, electric meter to wall and light facility. Internal single glazed door gives access into the reception hall.

Reception Hall

Having radiator to wall, single glazed window to the front with leaded light stained glass, stairs lead to the first floor landing, doors off to the guest WC, cloakroom, family lounge, open plan refitted kitchen and dining room.

Guest WC

Having low level flush WC, wash hand basin, tiled splash back, spotlights to ceiling and extractor fan.

Family Lounge

12' 11" maximum x 11' 1" plus the bay (3.94m maximum x 3.38m plus the bay)

Having double glazed walk-in bay window to the front, feature fireplace, wall mounted designer radiator, gas fire to wall, coving to ceiling and built-in shelving to the alcoves.

Dining/Kitchen/Family Room

18' 6" maximum x 15' 5" maximum (5.64m maximum x 4.70m maximum)

Comprising an excellent refitted kitchen, having fitted base units with square edge work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, double glazed French doors lead into the rear garden, two skylight windows to ceiling, double ceramic butler's sink with mixer tap over, space for a dual fuel range cooker with built-in cooker hood and extractor fan over, two radiators to wall, space for a dining table, spotlights to ceiling, floor tiling and open access into the dining room/play room

Dining Room/Play Room

10' 10" x 9' 9" plus the recess (3.30m x 2.97m plus the recess)

Having feature gas fireplace, decorative coving to ceiling, oak flooring and door to cloakroom providing excellent storage

First Floor Landing

Having single glazed stained glass window to the side, doors off to the three bedrooms and the family bathroom.

Bedroom 1

11' 9" plus the recess x 11' (3.58m plus the recess x 3.35m)

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

Bedroom 2

11' plus the recess x 10' 10" (3.35m plus the recess x 3.30m)

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

Bedroom 3

7' 9" x 9' (2.36m x 2.74m)

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

Family Bathroom

Briefly comprising a white bathroom suite, have panelled bath with rainfall and hand-held shower over, low level flush WC, wall mounted wash hand basin with two built-in drawer units under, wall mounted heated towel rail radiator, part tiled, spotlights to ceiling and built-in shelving.

Outside

Front

Having block paved driveway providing ample off road parking and access to the garage.

Garage

17' 8" x 7' 9" (5.38m x 2.36m)

Having built-in double doors opening out onto the driveway, gas meter to wall, pedestrian door gives access into the kitchen and access to a utility space with space and plumbing for a washing machine, wall mounted central heating boiler and door gives access into the rear garden.

Rear Garden

Being an excellent sized rear garden with garden laid to lawn, patio area, being private and enclosed with plants, trees and shrubs.

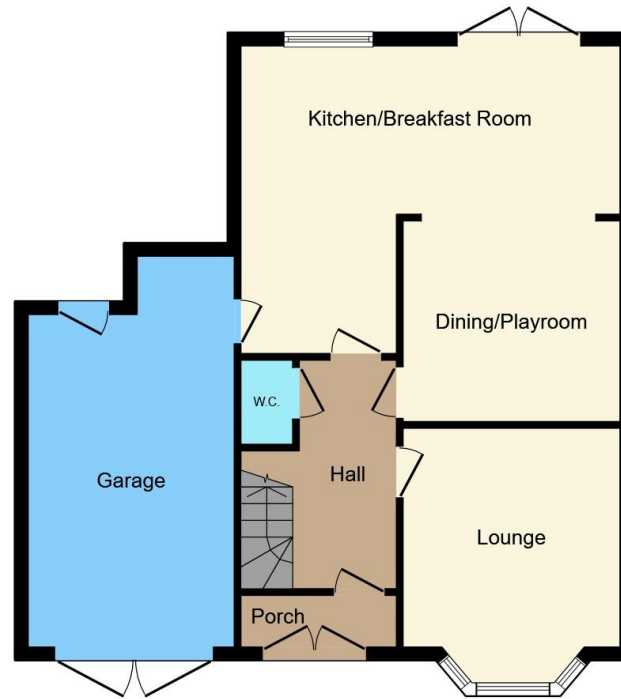
Agent's Note:

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

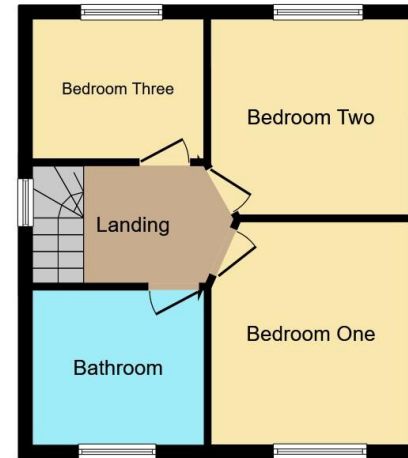








Ground Floor



First Floor

Total floor area 112.0 m² (1,205 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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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