



**Connells**

Walsh Drive  
Sutton Coldfield



## Property Description

An excellent sized three double bedroom family detached home, located in an excellent school catchments for both primary and senior schools. THE PROPERTY IS OFFERED WITH NO UPWARD CHAIN. The home has been well looked after but may be in need of some personal updating. The accommodation comprises an entrance porch leading into a good sized open plan family lounge/diner which in turn opens into a conservatory. There is a modern fitted kitchen and a side covered area/utility area. On the first floor landing there are three double bedrooms and a family bathroom. The property benefits from having central heating and double glazing. There is an integral single garage and ample block paved driveway to the front and a low maintenance rear garden.

## Entrance Porch

Having double glazed door to the front, double glazed window, radiator to wall, laminate flooring and glazed door gives access into the lounge through dining room.

## Lounge Through Dining Room

22' 8" plus the door recess x 11' 9" maximum ( 6.91m plus the door recess x 3.58m maximum )

Having double glazed window to the front, double glazed patio doors leading into the conservatory, laminate flooring, two radiators to wall, telephone point, TV aerial point, four wall light fittings, access to the stairs and door to the kitchen.

## Conservatory

9' 6" x 9' 3" maximum ( 2.90m x 2.82m maximum )

Being a UPVC double glazed conservatory with double glazed French doors to the rear garden, tiled flooring and ceiling fan.

## Fitted Kitchen

11' 4" x 9' 11" ( 3.45m x 3.02m )

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob, built-in cooker hood and extractor fan, space for a fridge/freezer, radiator to wall, tiled flooring, door to useful understairs storage cupboard and door to side covered area/utility area.

## Utility Area

22' 8" x 4' 3" ( 6.91m x 1.30m )

Having fitted base units, space and plumbing for a washing machine, work surface, wall mounted central heating boiler, double glazed door to the front and double glazed door to the rear and access to the garage.

## First Floor Landing

Being a dog leg staircase, having double glazed window to the side, laminate flooring on the landing and radiator to wall, doors off to the three bedrooms and the family bathroom.

## Bedroom 1

12' 7" x 10' 8" ( 3.84m x 3.25m )

Having double glazed window to the front, radiator to wall, TV aerial point, telephone point and laminate flooring.

## Bedroom 2

10' 1" x 10' 9" ( 3.07m x 3.28m )

Having double glazed window to the rear and radiator to wall, door to storage cupboard and laminate flooring.

## Bedroom 3

9' 6" x 9' 2" ( 2.90m x 2.79m )

Having double glazed window to the front, radiator to wall and laminate flooring.

## Family Bathroom

Comprising a panelled bath, separate shower cubicle with power shower over, vanity wash hand basin with cupboard under, low level flush WC, wall mounted heated towel rail radiator, wall tiling, tiled flooring and frosted double glazed window to the side and to the rear.

## Outside

### Front

Having block paved driveway providing ample off-road parking, access to the garage and double glazed door gives access into the side covered area/utility area

### Garage

16' 9" x 8' 2" ( 5.11m x 2.49m )

Having power and lighting, up and over door, pedestrian door to the side covered area/utility area. Please note the up and over door is not automatic.

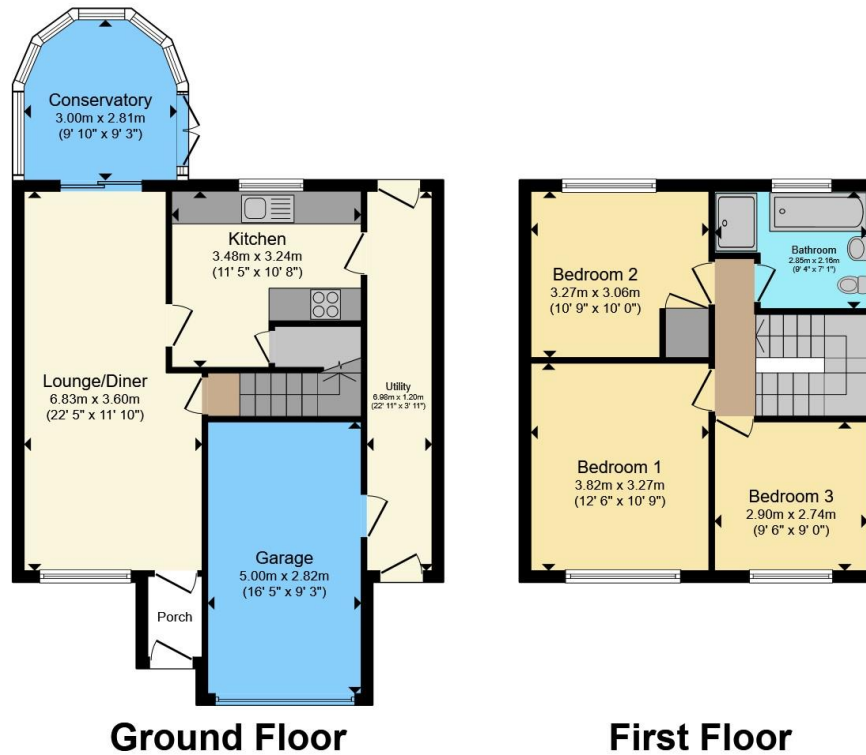
### Rear Garden

Being a low maintenance rear garden with garden laid to lawn, fencing to perimeter, block paved patio area and various plants and shrubs.









**Total floor area 109.9 m<sup>2</sup> (1,183 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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**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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