



Connells

Whitehouse Common Road
Sutton Coldfield



Property Description

A spacious three bedroom semi-detached home located in a sought after school catchment and close to popular commuter routes and transport links. The property has been fully modernised throughout to include new kitchen, bathroom and guest WC along with full replastering, flooring and heating system. The home benefits a sociable open plan Kitchen-Dining-Family space as well as a separate Living Room. There is a guest WC and utility room to complete the ground floor accommodation. The first floor is home to three bedrooms, two generous doubles and a refitted bathroom. There is a great sized, fully enclosed garden to the rear with side access and a substantial driveway to the front providing off-road parking for several vehicles. Viewing is highly recommended to appreciate all this home has to offer.

Entrance Porch

With double glazed windows to the side and front, double glazed UPVC door to the front and main door to the Entrance Hall

Entrance Hall

With stairs to first floor, radiator, double glazed window to the front and doors to:

Family Lounge

12' 10" into the bay x 9' 10" (3.91m into the bay x 3.00m)

With radiator and double glazed bay window to the front

Kitchen-Dining-Family Room

Kitchen-Diner

16' maximum x 20' 11" maximum (4.88m maximum x 6.38m maximum)

Fully refitted kitchen with a range of wall and base units with worktops over, eye level electric oven, built in microwave, induction hob with cooker-hood over, integrated dishwasher, space for freestanding fridge-freezer, splashback tiling, stainless steel 1 and 1/2 bowl sink and drainer, two radiators, double glazed windows to the rear and double glazed french doors to the garden

Dining Area

11' x 13' 5" (3.35m x 4.09m)

With feature chimney breast, radiator and door to the Entrance Hall

Utility

Space and plumbing for a washing machine, worktop over and door to the side providing access to outside

Guest WC

With low level WC, wash hand basin, CH boiler concealed in overhead cupboard, radiator and double glazed window to the side

First Floor Landing

With stairs from the ground floor, loft access and doors to:

Bedroom One

13' 6" x 11' (4.11m x 3.35m)

With radiator and double glazed window to the rear

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

With radiator and double glazed window to the front

Bedroom Three

11' x 5' 11" maximum (3.35m x 1.80m maximum)

With radiator and double glazed window to the rear

Bathroom

Refitted and partially tiled suite comprising bath with mixer taps and electric shower over, movement sensor activated light and extractor fan, low level WC, wash hand basin, heated towel rail and double glazed windows to the side and front

Outside

To the front is a tarmac driveway providing off-road parking for several vehicles.

To the rear is a fully enclosed good sized garden with laid to lawn in 2 sections, patio area, outside tap and substantial side area with potential to extend STPP.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310741



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