



**Connells**

Lathe Way  
BIRMINGHAM



### Property Description

A well presented four bedroom three storey detached home, located in a popular location, close to main road, rail and motorway transport links and having easy access to local amenities. THE PROPERTY IS OFFERED WITH NO CHAIN. Offers flexible living space. On the ground floor the property comprises an entrance hallway with large picture window which leads into a ground floor dining/kitchen and a ground floor sitting room which could also be used as bedroom 5, there is also a ground floor guest WC. On the first floor landing there is a good sized family lounge to the front opening onto a balcony and there is a first floor bedroom and family bathroom. On the second floor there is a bedroom with en-suite shower room, two further bedrooms and a separate family bathroom. The home has the benefit of three bathrooms and guest WC. There is double length driveway providing ample off-road parking.

### Entrance Door

Having a composite entrance door giving access into the reception hallway, double glazed picture window to the side, stairs lead to the first floor landing, laminate floor, door off to the guest WC, the dining/kitchen and the ground floor sitting room/bedroom 5.

### Guest WC

Having low level flush WC, pedestal wash hand basin, laminate flooring, tiled splash back, extractor fan and radiator to wall.



### Sitting Room/Bedroom 5

11' x 11' 4" ( 3.35m x 3.45m )

Having double glazed picture window to the front, radiator to wall, telephone point, TV aerial point and laminate flooring. Pls note this room is a flexible space and could be used as a fifth bedroom on the ground floor or sitting room.

### Dining/Kitchen

15' 1" x 9' 3" ( 4.60m x 2.82m )

Being a good sized fitted dining kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, matching upstand, having double glazed window to the rear overlooking the rear garden, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated double electric oven, integrated six ring gas hob with built-in cooker hood and extractor fan, space and plumbing for a washing machine, space for a dishwasher, integrated fridge and freezer, wall mounted central heating boiler concealed behind matching wall unit, double glazed French doors lead into the rear garden and space for a dining table.

### First Floor Landing

Having doors off to the family lounge, bedroom 1, the bathroom and stairs to second floor landing.

## Family Lounge

15' 1" x 11' 3" ( 4.60m x 3.43m )

This room again is a flexible space and could be used as a bedroom rather than a lounge. Having double glazed French doors leading onto a balcony, double glazed picture window to the front, radiator to wall, telephone point and TV aerial point.

## Balcony

Having wrought iron railing and outside light.

## Bedroom 1

13' plus the wardrobes x 9' 2" ( 3.96m plus the wardrobes x 2.79m )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, built-in wall to wall wardrobes with mirrored front, built-in cupboards over bed area and shelving and having two built-in single wardrobes, radiator to wall, door gives access into the first floor family bathroom.

## First Floor Family Bathroom

Briefly comprising a panelled bath with rainfall and hand-held shower over, low level flush WC, wash hand basin, radiator to wall, extractor fan, part tiling to walls, laminate flooring and having door also giving access into the bedroom.

## Second Floor Landing

Having doors off to the three bedrooms and a principal bathroom

## Bedroom 2

11' 10" x 9' 3" ( 3.61m x 2.82m )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, two built-in double wardrobes and a built-in single wardrobe, built-in cupboards over bed

area and shelving, radiator to wall and door gives access into the en-suite shower room.

## En-Suite Shower Room

Having shower cubicle, low level flush WC, pedestal wash hand basin, extractor fan to wall, radiator to wall, part tiling to walls and laminate flooring.

## Bedroom 3

11' 6" x 7' 5" ( 3.51m x 2.26m )

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

## Bedroom 4

11' 5" maximum x 7' 4" maximum ( 3.48m maximum x 2.24m maximum )

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



## Family Bathroom

Briefly comprising a three piece white bathroom suite having panelled bath with shower over, low level flush WC, pedestal wash hand basin, radiator to wall, extractor fan and laminate flooring

## Outside

### Front

Having double length driveway providing off-road parking, gated access to the rear garden and garden laid to lawn at the front.



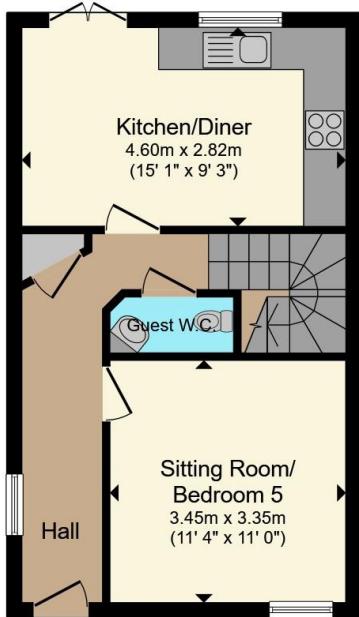
### Rear Garden

Being a low maintenance rear garden, having garden to laid to lawn, patio area and fencing to perimeter.

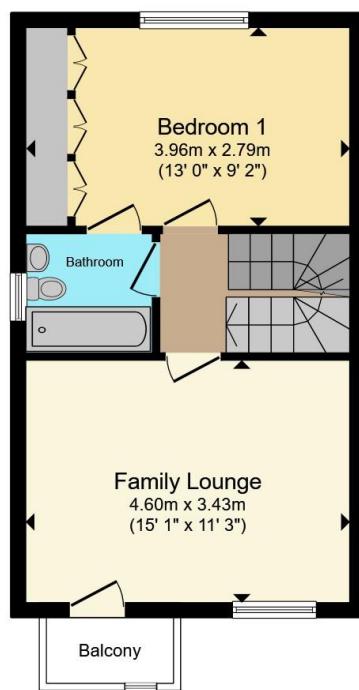




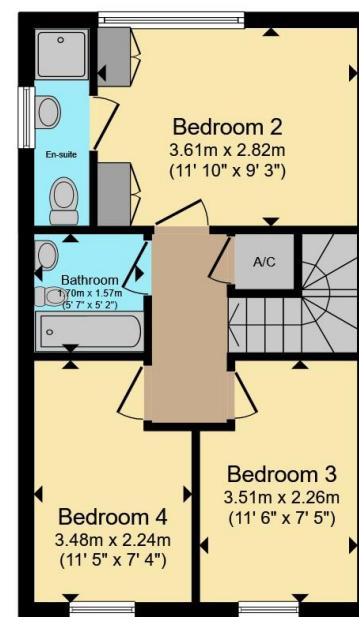




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 112.9 m<sup>2</sup> (1,215 sq.ft.) approx

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**Connells**

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: SCO311230 - 0004