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West View Road
Sutton Coldfield



Property Description

Connells are proud to present this beautifully designed 3/4 bedroom family home, situated less than a mile from Sutton Coldfield Town centre, offering fantastic modern family living. The location of this property is incredible, with the town centre just a short walk away, Good Hope Hospital 0.3 miles down the road, within catchment areas of multiple sought after primary and secondary schools and not to mention a multitude of local amenities, such as popular restaurants, cafes and high street shops. The house itself offers ample family living space, with two great sized reception rooms, a modern fitted kitchen and a handy office space downstairs, with the potential of becoming a fourth bedroom. A good sized utility space features to the side of the property, leading out into the stunning rear garden. Upstairs features three double bedrooms all with good living space, then a beautiful family bathroom and separate WC on the same floor. A good sized, block paved double driveway to the front of the property offers plenty of parking for the property. Viewings highly recommended at this home.

Entrance Hall

With access to living room, dining room, kitchen, office room and staircase to first floor. Having radiator to the wall and modern design

Living Room

17' 5" x 13' 7" (5.31m x 4.14m)

A fantastic living space with modern design, having double glazed French doors into the rear garden, space for dining table set,

wood/coal fireplace and radiator to wall

Dining Room

11' 2" x 10' 4" plus bay (3.40m x 3.15m plus bay)

A good sized front reception room or dining space with bay window, radiator to wall and overlooking the driveway

Office Room

14' 1" x 7' 6" (4.29m x 2.29m)

A good sized office space with the potential to be a fourth bedroom. With double glazed windows to the front and side, overlooking the front driveway

Kitchen

10' 9" x 9' 3" plus bay (3.28m x 2.82m plus bay)

A modern design with fully integrated appliances, including ample cupboard space and laminate work tops, gas hob with filter hood over the top, two electric ovens and integrated dishwasher and fridge freezer. Having radiator to the wall, access to utility and overlooking the rear garden.

Utility Room

17' 9" x 9' 3" (5.41m x 2.82m)

A great sized utility space, access from the front of the property, the kitchen and the rear garden. Having two good sized cupboard spaces at the rear, with the potential to convert into a downstairs guest WC. Space for washing machine and tumble drier

Landing

Viewing window to the side of the property, with access to bedroom one, two and three, family bathroom and separate WC

Bedroom 1

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

A modern design with radiator to the wall, front facing over the driveway and space for wardrobes

Bedroom 2

11' 11" x 10' 4" (3.63m x 3.15m)

Having radiator to the wall, fitted wardrobe space and rear facing over the back garden

Bedroom 3

12' 8" x 7' 8" (3.86m x 2.34m)

Having radiator to the wall, space for wardrobes and rear facing over the back garden

Family Bathroom

A modern design, having fully tiled walls, bath with electric shower over, sink, towel warmer to wall and frosted windows to the front

WC

Separate WC featuring a toilet and frosted window to the side

Rear Garden

A great sized rear garden with pebbled area for garden furniture and a well established lawn with fence surround

Front Driveway

A good sized block paved driveway with small lawn area to the front. Having gated access to the rear garden and a second front door into the utility

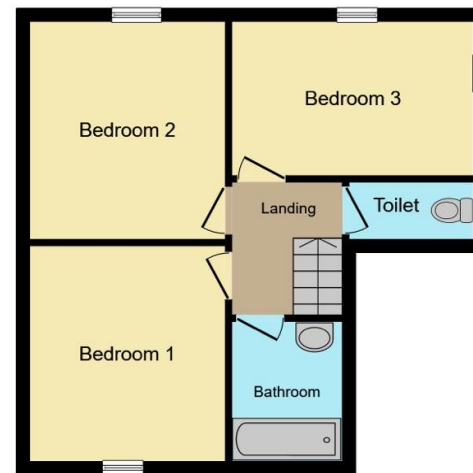








Ground Floor



First Floor

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To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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