



Connells

Hutton Road
Saltley Birmingham

Hutton Road
Saltley Birmingham B8 1QR

for sale offers in the region of
£337,500



Property Description

Connells is proud to present this beautifully extended four bedroom semi-detached home ideal for a family looking for a spacious property in the local B8 area. This home is modern, stylish and tastefully decorated throughout.

Moving through the hallway, you have two reception rooms that are all spacious and tastefully decorated. Off the rear reception room, you have a large kitchen diner which is perfect for family living and entertaining. You also have a family shower room. Upstairs there is a spacious landing providing access to the four well sized bedrooms and upstairs bathroom.

Externally the property boast a block paved driveway, providing ample parking for a number of cars. To the rear, a low maintenance garden with hot and cold water tap, electric socket and gated access to side, also having a large arctic hut with central bbq.

Approach

Block paved driveway for ample parking.

Entrance Porch

Double glazed door to front and ceiling light point.

Entrance Hall

Ceiling light point and stairs to first floor accommodation.

Reception Room One

13' 7" x 9' 1" (4.14m x 2.77m)

Double glazed window to front, ceiling light point, spotlights to ceiling and radiator.

Reception Room Two

15' 8" x 14' (4.78m x 4.27m)

Double glazed window to side, ceiling light point, spotlights to ceiling and two radiators.

Kitchen / Diner

18' 10" x 15' 8" (5.74m x 4.78m)

Double glazed window to rear, wall, base and drawer units, rolled edge work surfaces, sink and drainer unit, five ring gas hob and integrated oven, plumbing for washing machine, integrated dishwasher and fridge freezer, spotlights to ceiling and two radiators.

Downstairs Shower Room

Obscure double glazed window to rear, shower cubicle, hand wash basin with vanity unit below, low level wc, radiator towel heater, ceiling light point and extractor fan.

Landing

Ceiling light point, radiator and loft access.

Bedroom One

14' 1" x 8' 7" (4.29m x 2.62m)

Double glazed window to rear, fitted wardrobes, ceiling light point and radiator.

Bedroom Two

11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to front, fitted wardrobe, ceiling light point and radiator.

Bedroom Three

8' 9" x 7' 10" (2.67m x 2.39m)

Double glazed window to side, ceiling light point and radiator.

Bedroom Four

10' 9" x 6' 6" (3.28m x 1.98m)

Double glazed window to rear, ceiling light point and radiator.

Bathroom

Obscure double glazed window to rear, bath with shower over, hand wash basin with vanity unit below, low level wc, radiator/towel heater, ceiling light point and extractor.

Rear Garden

Low maintenance rear garden with hot and cold water tap, electric socket and gated access to side, also having an arctic hut.

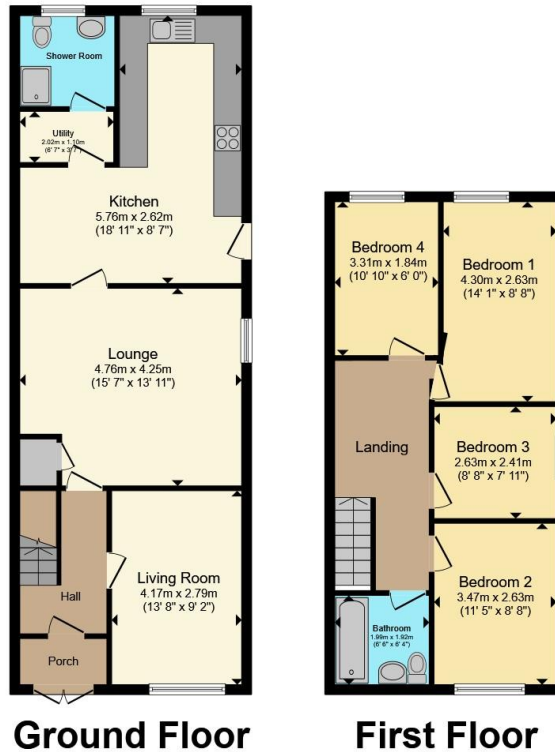
Agents Note

an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 117.9 m² (1,269 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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145 Great Charles Street Queensway
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DIG114079



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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