



Connells

Preston Avenue
Sutton Coldfield



Property Description

A lovingly presented 4 bedroom Semi Detached property in Sutton Coldfield, with freehold on completion. Fantastic access to local amenities and within walking distance of Sutton Coldfield Town Centre. With excellent access to main road links and being close to local train stations, this really is a great location. The property boasts fantastic school catchment areas, being in the middle of multiple local primary and secondary schools. The house itself features a generous living room overlooking the drive, leading into an open plan kitchen/dining area, with integrated kitchen and appliances, as well as a built-in pantry cupboard. The kitchen leads out into a good sized, well established garden with brilliant patio area and access from the front of the house. Downstairs also features another separate living space, currently used as a 4th bedroom, with its own loft space and access to the rear garden, perfect for a family member who struggles with stairs or looking for their own private space. Upstairs, we have 3 good sized bedrooms and a family bathroom space, with access to the loft from a drop down ladder.

Entrance Hallway

A PVC door leads into the property's entrance hallway, stairs lead to first floor landing, door leads to family lounge, door leads to bedroom which could be used as a second reception room.

Family Lounge

15' 1" x 9' 9" (4.60m x 2.97m)

Having large bay window to the front, radiator to wall, gas fireplace, single glazed door leads to kitchen

Kitchen

15' 1" x 10' 7" (4.60m x 3.23m)

A fully integrated kitchen comprising four ring gas hob with filter extractor fan hood over, electric oven, space and plumbing for a washing machine and space and plumbing for a dishwasher, radiators to wall, built-in pantry offering excellent storage and small dining area with breakfast bar. French doors lead to rear garden

2nd Reception Room/Bedroom 4

17' 5" x 8' (5.31m x 2.44m)

Currently being used as a bedroom but could be used as a 2nd reception room or dining room. Front facing window overlooking the driveway, radiator to wall, boarded loft space above offering excellent storage space. French doors lead to rear garden.

First Floor Landing

Having double window and doors leads to bedrooms one, two and three. Boarded loft access with pull down ladder.

Bedroom 1

14' 3" x 8' 5" (4.34m x 2.57m)

Having front facing window, radiator to wall, space for free standing wardrobe and dresser.

Bedroom 2

11' 9" x 8' 5" (3.58m x 2.57m)

Having rear facing window, radiator to wall, space for free standing wardrobe.

Bedroom 3

9' 8" x 6' 7" (2.95m x 2.01m)

Having front facing window, radiator to wall and built-in wardrobe.

Family Bathroom

Consisting of bath with shower over, hand wash basin, radiator wall, low level flush WC, frosted window and being partly tiled.

Rear Garden

The rear garden is mainly laid to lawn and partly patioed.

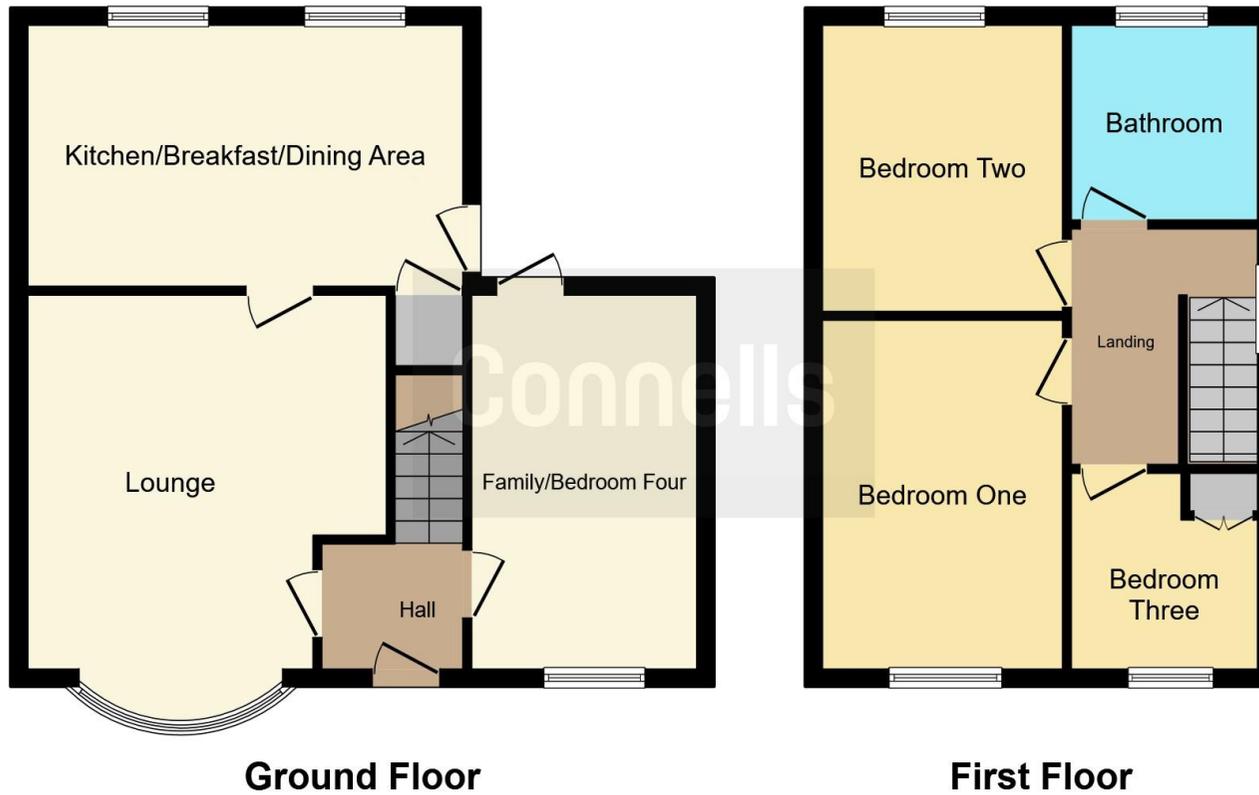
Outside Front

A tarmac drive offering ample space for off-road parking.









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.focalagent.com

To view this property please contact Connells on

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: 78.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310686

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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