



**Connells**

Reddicap Heath Road  
SUTTON COLDFIELD



## Property Description

A well presented 3 bedroom traditional style semi-detached home in an excellent school catchment area for both primary and senior schools. Close to local amenities and main road and motorway transport links. The accommodation comprises an entrance hallway, good size family lounge and open plan kitchen/diner across the rear overlooking the rear garden with a modern refitted kitchen. There is an excellent size utility room and guest WC. On the 1st floor landing there are 3 good size bedrooms and a refitted family bathroom. Outside there is ample driveway to the front providing off-road parking and good size private rear garden.

## Entrance Hall

Having entrance door giving access into the hallway. Doors give access into the lounge and the kitchen. Radiator to wall. Laminate flooring. Stairs lead to 1st floor landing.

## Family Lounge

14' 4" x 12' 2" Maximum (4.37m x 3.71m Maximum)

Having double glazed window to the front. Radiator to wall. TV aerial point. Laminate floor. Open access to the open plan kitchen/dining room

## Open Plan Kitchen/Dining Room

18' 11" x 14' 6" Maximum (5.77m x 4.42m Maximum)

Comprising a refitted modern kitchen having fitted base units with stone work surfaces over and matching up-stand. Fitted matching wall units. Double glazed window to rear overlooking the rear garden. Sink and drainer unit with mixer tap over and cupboards under. Integrated induction hob integrated electric oven, built-in cooker hood and extractor fan, integrated dishwasher. Spotlights to ceiling. Radiator to wall. Double glazed French doors leading out into the rear garden. Space for a dining table. Overhang sitting area. Door to a pantry and door gives access to guest WC. Guest WC has low level flush WC. Wall mounted wash hand basin and frosted double glazed window to the side.

## Utility Room

19' 9" x 7' 8" (6.02m x 2.34m)

Having fitted base units with work surface over and fitted matching wall units. Space and plumbing for a washing machine. Space for a fridge/freezer. Double glazed French doors into a store room. Door to the rear.

## Store Room

Housing the wall mounted central heating boiler.

## 1st Floor Landing

Having doors off to the 3 bedrooms and the family bathroom.

### Bedroom 1

12' 2" Maximum to incl recess x 13' 3" to incl wardrobes (3.71m Maximum to incl recess x 4.04m to incl wardrobes)

Having double glazed window to the front. Radiator to wall.

### Bedroom 2

12' 6" x 11' 1" (3.81m x 3.38m)

Having double glazed window to the rear. Radiator to wall.

### Bedroom 3

9' 10" x 8' 2" (3.00m x 2.49m)

Having double glazed window to the front. Radiator to the wall. Door to storage cupboard.

## Refitted Family Bathroom

Having P shaped panelled bath, rainfall and hand-held shower over. Low level flush WC. Wall mounted wash hand basin with 2 drawers under. Wall mounted heated towel rail radiator. Tiling to wall and tiled flooring. Frosted double glazed window to the rear.

## Front

Having driveway providing ample off-road parking and garden area.

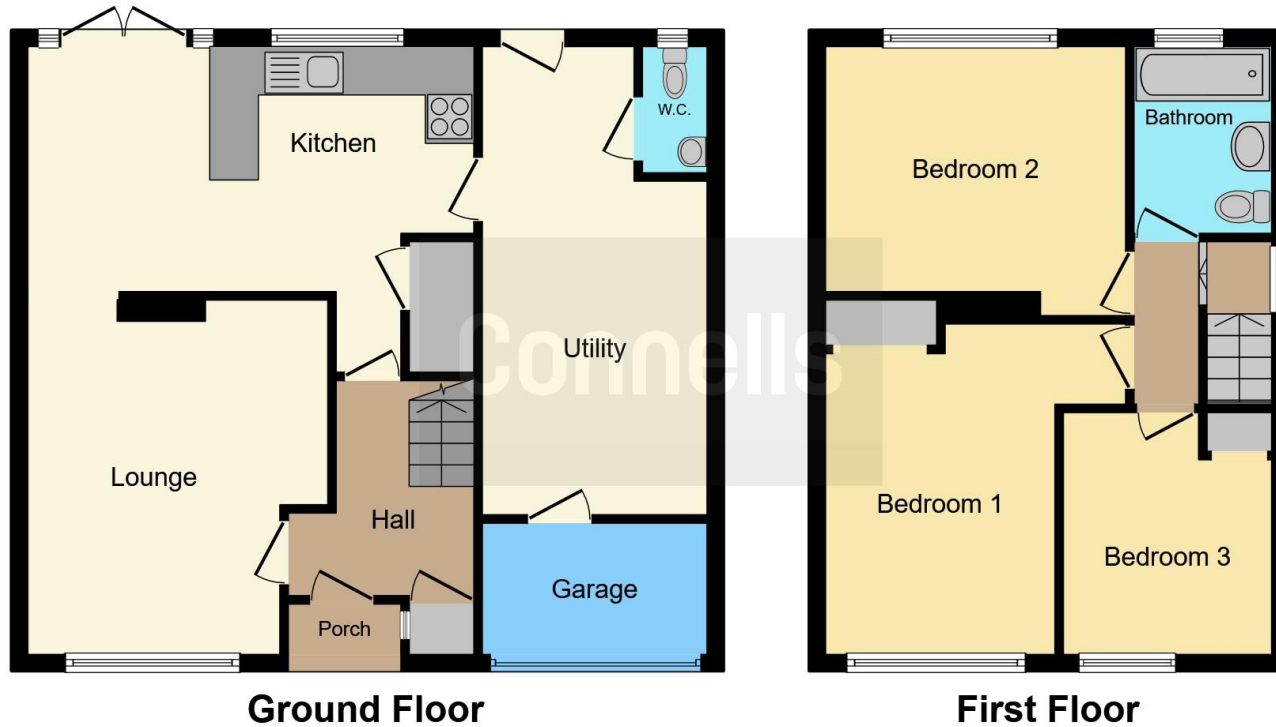
## Rear Garden

Being a low maintenance rear garden. Having patio. Garden laid to lawn. Fencing to the side and rear.









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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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