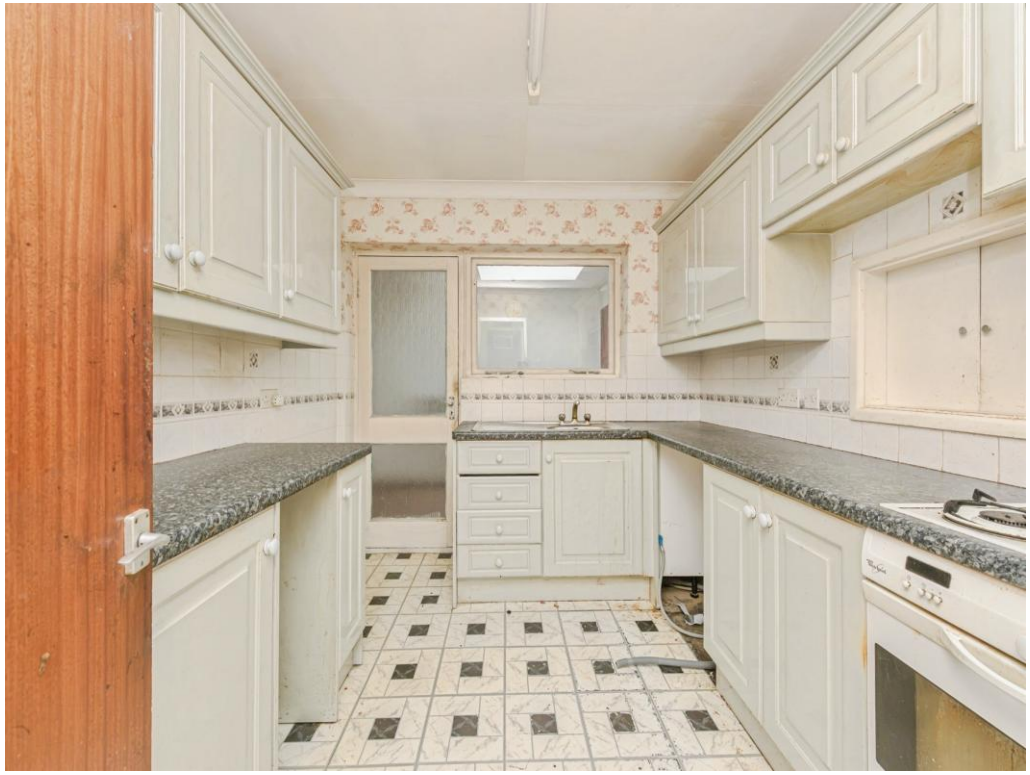


Connells

Lapworth Drive
Sutton Coldfield

Lapworth Drive
Sutton Coldfield B73 6QG

for sale
£325,000







Property Description

A 2 double bedroom detached bungalow offered with NO UPWARD CHAIN. Close to Royal Sutton Park and in a good school catchment area. In need of modernisation and updating. Having porch leading into a good sized family lounge. There in an inner hallway with access to 2 double bedrooms, fitted kitchen and a family shower room. There is a utility room. To the front there is a good sized driveway and a single garage. There is a good sized garden to the rear. The property benefits from warm air central heating and double glazing. Good access Princess Alice Retail Park and Bannatyne Gym.

Entrance Porch

Having double glazed door giving access into the entrance porch with internal single glazed door giving access into the lounge.

Lounge

16' 9" maximum x 24' 9" maximum (5.11m maximum x 7.54m maximum)

Having double glazed picture window to the front, further double glazed window to the front, telephone point, TV aerial point, warm air central heating, vent to wall and single glazed door gives access into the inner hallway

Inner Hallway

Doors lead off to the kitchen, the two bedrooms and the shower room.

Kitchen

8' 7" x 9' 9" (2.62m x 2.97m)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the side, stainless steel sink and drainer unit with mixer tap over, integrated electric oven, integrated gas hob, space and plumbing for a washing machine, serving hatch to the lounge and single glazed door gives access into the utility area.

Utility Area

21' 6" x 7' 11" (6.55m x 2.41m)

Having fitted base units with work surfaces over, double glazed window to the rear, ceiling lantern to ceiling, double glazed door to the garden and pedestrian door into the garage.

Bedroom 1

13' 2" x 11' 9" (4.01m x 3.58m)

Having double glazed window to the rear overlooking the rear garden, two built in double wardrobes and built in dressing table and warm air vent to wall.

Bedroom 2

12' 7" x 9' 9" (3.84m x 2.97m)

Having double glazed window to the rear overlooking the rear garden and warm air vent to wall.

Shower Room

Having a shower cubicle, vanity wash hand basin with built in cupboard under, low level flush WC and two frosted double glazed windows to the side.

Outside

Front

Having driveway providing off road parking and access to the garage.

Garage

17' 6" x 7' 8" (5.33m x 2.34m)

Having power and lighting, up and over door, gas and electricity meters to wall and internal door gives access into the utility area.

Rear Garden

Being a good sized rear garden with garden laid to lawn, patio area and fencing to perimeter.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



















Total floor area 112.6 m² (1,212 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

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To view this property please contact Connells on

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4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: E

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311791

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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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