



ASKING PRICE OF £350,000

KEYSE ROAD

SUTTON COLDFIELD, WEST MIDLANDS, B75 6HZ





SOUGHT AFTER RESIDENTIAL LOCATION - This well presented semi-detached house occupies this sought after location close to amenities including local schools and shops with public transport on hand and transport links into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

The accommodation briefly comprises: - Entrance porch, through lounge/diner, fitted kitchen, utility room, cloaks/wc, landing, three bedrooms and a well-appointed family bathroom. Outside the property is set back behind a driveway providing off road parking and access to the garage and to the rear is a good-sized rear garden, which offers potential for extending the current layout. INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.



Semi detached house	Sought after location	Three bedrooms
No Chain	Through Lounge/diner	large rear garden
Garage and driveway	Gas central heating	Utility room
Cloaks/wc	Modern fitted kitchen	Freehold



The accommodation comprises:

ENCLOSED PORCH Being approached via a double-glazed entrance door with matching side screens.

RECEPTION HALLWAY Being approached via glazed reception door, window to the side, radiator, stairs off to first floor accommodation and door leading through to: -

LOUNGE/DINING ROOM 22' 8" x 14' 2" max Having large double glazed windows to both the front and rear, radiators, wall and ceilings lights

KITCHEN 8' 8" x 8' Having a modern matching range of wall and base units with worktop surfaces over, matching upstands and incorporating inset stainless steel sink unit with chrome mixer tap, built in electric oven and hob, integrated dishwasher, double glazed window to rear and door leading through to:-

UTILITY 7' 1" x 4' 2" space and plumbing for washing machine, double glazed window to rear, glazed giving access to rear garden and pedestrian access door to garage.



CLOAKS/WC 5'10" x 3' Having a low level wc, wash handbasin with tiled splashback, radiator

LANDING Being approached via staircase passing a double glazed window to side, access to loft and doors to bedrooms and bathroom.

BEDROOM ONE 11' 7" x 9' 2" With double glazed window to front and radiator.

BEDROOM TWO 10' 9" x 9' 2" With double glazed window overlooking the rear garden and radiator.

BEDROOM THREE 8' 1" x 6' 3" With double glazed window to front, useful built in storage cupboard and radiator.

FAMILY BATHROOM Being well appointed with a white suite comprising; panelled bath with shower over, wash hand basin with mixer tap, low level WC, part tiled walls, radiator, chrome ladder style heated towel rail, down lighting and double glazed window to rear elevation.

OUTSIDE To the front the property is set back from the road with small lawn area, tarmac driveway providing ample off-road parking with access to the garage.



To the rear is a large well maintained enclosed rear garden with paved patio, a neat lawn with a variety of mature shrubs and trees to borders, fencing to perimeter, cold water tap and gate giving shared side access to the front.

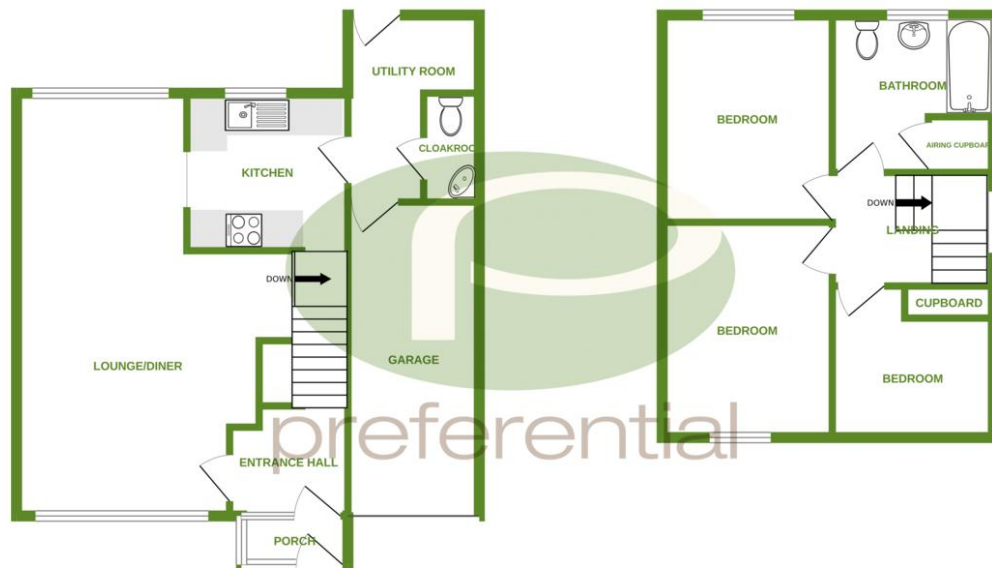
GARAGE 17' 3" x 7' 8" Having up and over door to front, light and power, access door through to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

TENURE

The Agent understands that the property is freehold. However, we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



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IMPORTANT NOTICE:

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Viewings strictly by appointment with the Agent.