



Connells

Reddicap Hill
Sutton Coldfield



Property Description

A well presented two double bedroom period style semi-detached home, located close to Newhall Valley Country Park and with easy walking access into Sutton Coldfield town centre, local amenities, shopping and restaurants. In an excellent school catchment area for both primary and senior schools, in excellent order, OFFERED WITH NO CHAIN. Having entrance hall with dog leg staircase to the first floor, a good sized family lounge with feature fireplace, separate refitted kitchen with some built-in appliances, views onto the rear garden, archway to dining room. On the first floor landing there are two double bedrooms and family bathroom. The property benefits from off-road parking to the front, an excellent sized well stocked rear garden, central heating and double glazing and some character features.

Entrance Hall

Having door to the front giving access into the entrance hall, double glazed window to the front, radiator to wall, dog leg stairs to the first floor landing, door to useful understairs storage cupboard, door gives access into the lounge.

Lounge

13' 11" plus the bay x 11' 5" maximum (4.24m plus the bay x 3.48m maximum)

Having double glazed walk-in bay window to the front, cupboard to wall housing the electricity meter, feature wooden fireplace with cast iron inset and tiled hearth, coving to ceiling, decorative dado rail, picture railing, cupboard to wall housing the gas central heating boiler, internal door to the kitchen and

dining room.

Kitchen

11' 5" x 10' 6" (3.48m x 3.20m)

Comprising a modern refitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over, gas cooker point, space and plumbing for a washing machine, space for a fridge/freezer, radiator to wall, double glazed window overlooking the rear garden, double glazed door to the garden and archway to the dining room.

Dining Room

10' 9" x 7' 7" (3.28m x 2.31m)

Having double glazed window overlooking the rear garden, radiator to wall, coving to ceiling and decorative dado railing.

First Floor Landing

Having double glazed window to the front and doors give access to the two bedrooms and bathroom.

Bedroom 1

11' 5" x 13' 11" (3.48m x 4.24m)

Having double glazed window to the front, radiator to wall and decorative picture railing.

Bedroom 2

10' 7" x 10' 3" to the front of chimney breast (3.23m x 3.12m to the front of chimney breast)

Having double glazed window to the rear overlooking the rear garden and radiator to wall.

Family Bathroom

Having panelled bath with shower over, vanity wash hand basin with cupboard under, low level flush WC, frosted double glazed window to the rear, radiator to wall, cupboard to wall housing the central heating boiler and providing storage.

Outside

Front

Having block paved driveway to the front of the property providing off-road parking and planted garden area.

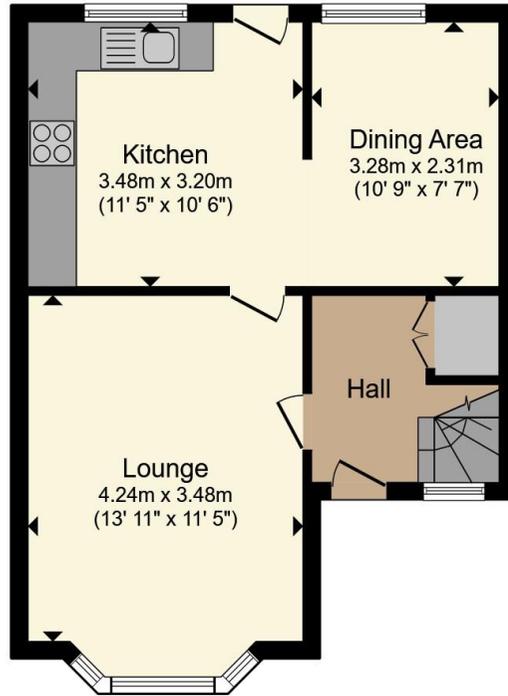
Rear Garden

Being an excellent sized rear garden with patio area, garden laid to lawn, fencing to the perimeter, various mature plants and shrubs and being a well established and well stocked rear garden.

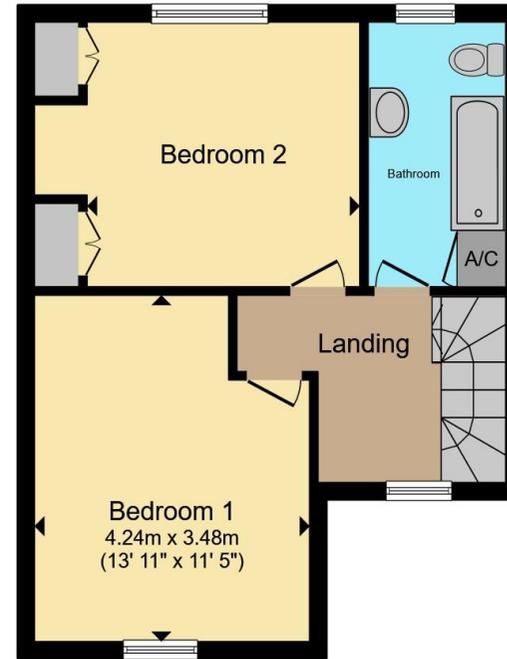








Ground Floor



First Floor

Total floor area 79.8 m² (859 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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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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