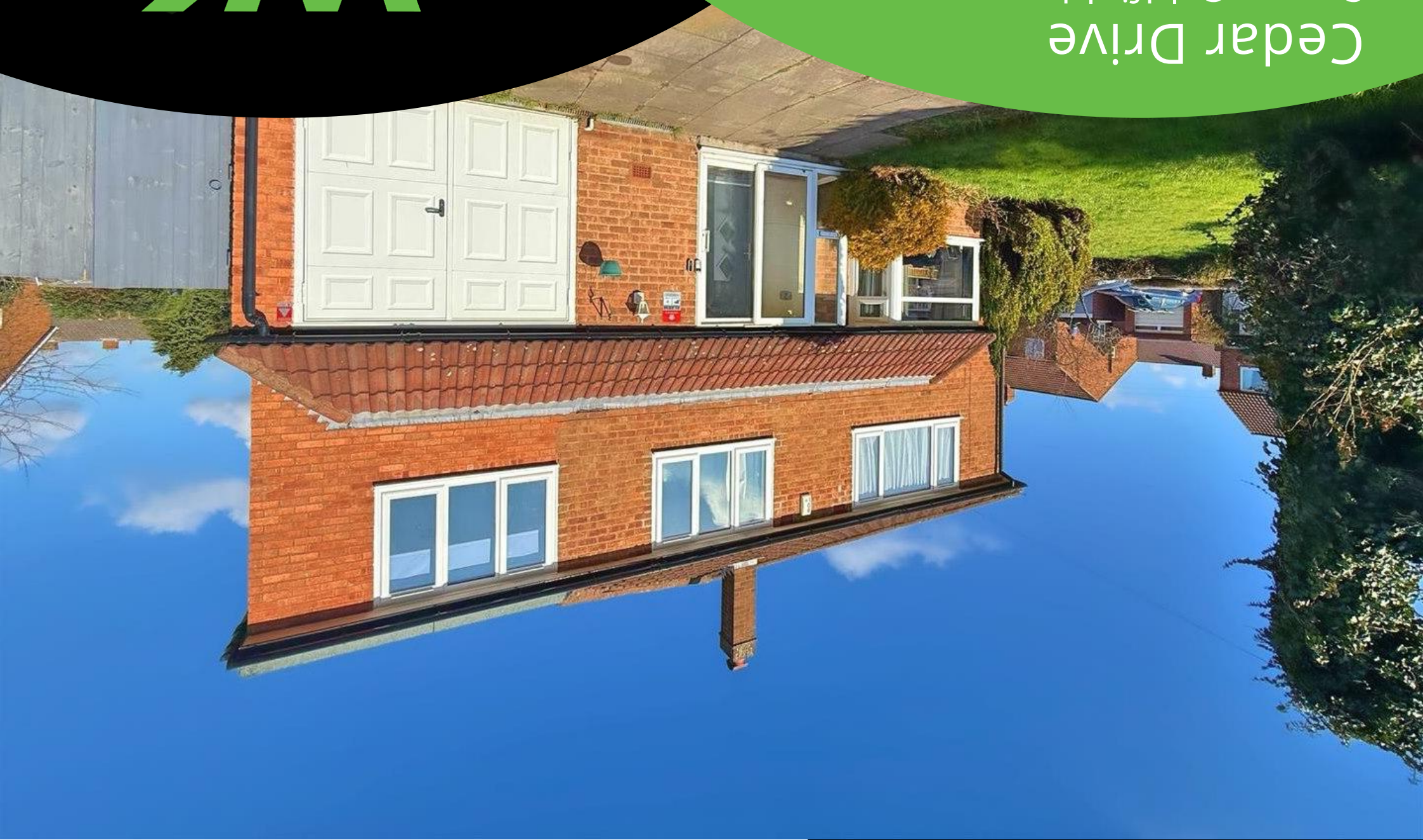


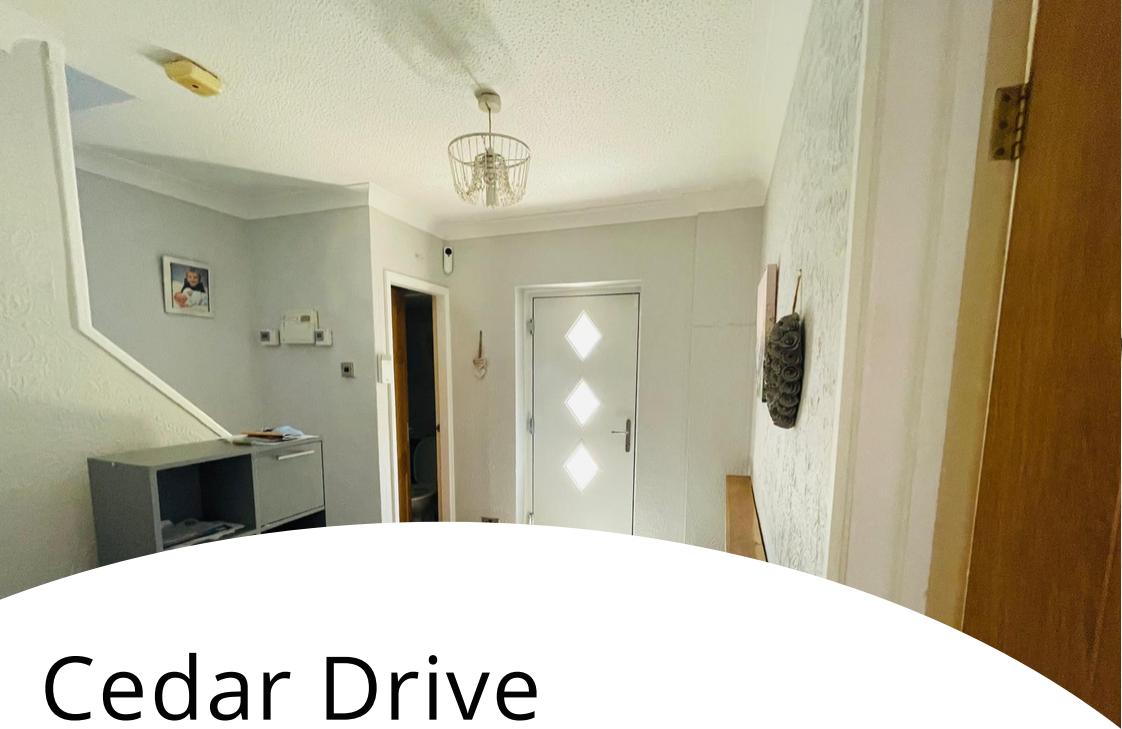


Cedar Drive
Sutton Coldfield
B74 3RL
£400,000



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Cedar Drive

Sutton Coldfield, B74 3RL

WK are pleased to present this freehold, well presented, semi-detached family home set in a prime, central location and is a short stroll from well regarded schooling. Positioned on the corner of Hazelwood Road and Cedar Drive, the property occupies a corner plot giving ample parking. There is a range of local shops and amenities close by, together with excellent road links and bus services. Complemented by gas central heating and pvc double glazing, the accommodation briefly comprises porch, reception hall, guests wc, lounge, separate dining room, breakfast kitchen, side veranda/potential utility, to the first floor there are four bedrooms, a well appointed family bathroom, garage and a private rear garden. To fully appreciate the property we highly recommend an internal inspection. A freehold property set in council tax band D. EPC rating - C



Front Elevation

Set on a corner plot, the property has lawned garden and a driveway for multiple cars and access to garage.

Entrance Porch

Having double glazed sliding doors with windows to side, further door leading into entrance hall

Entrance Hall

12' 8"max x 13' 9" (3.86m x 4.19m) Having gas central heating radiator, storage cupboard, wood effect flooring, stairs rising to first floor and doors leading to

Dining Room

10' 0" x 15' 1" (3.05m x 4.60m) Double glazed window to side elevation, gas central heating radiator and wood effect flooring.

Kitchen

15' 11" x 7' 9" max(4.85m x 2.36m) Housing a range of wall and base units with work tops over. Sink drainer, space for domestic appliances, breakfast bar with space for chairs under. Door to veranda area and windows to veranda area, gas central heating radiator.

Veranda

Plumbing for washing machine, door to garage, tiled floor, double glazed door and window onto garden.

FIRST FLOOR ACCOMMODATION

Landing

Split level landing, with one bedroom on one side and the further three to the other side. Loft access.

Bedroom One

Having double glazed window to front and side elevation, gas central heating radiator and built in wardrobes.

Bedroom Two

10' 0" x 13' 10" (3.05m x 4.22m) Having double glazed window to side elevation, gas central heating radiator and built in wardrobes.

Bedroom Three

8' 2" x 11' 4" (2.49m x 3.45m) Having double glazed windows to front and side elevation and gas central heating radiator.

Bedroom Four

6' 4" x 10' 0" (1.93m x 3.05m) Having double glazed window to side elevation and gas central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, heated towel rail, bath with shower over, wash hand basin. Tiling to walls and wood effect floor.

WC

Having low level flushing wc.

REAR ELEVATION

Patio area with lawned garden. Access to garage and front elevation.