



Connells

Maxstoke Road
Sutton Coldfield



Property Description

An impressive 3 double bedroom traditional style semi-detached home located on a superb tree lined avenue and within a good school catchment area. Having superb traditional features and space to extend (subject to planning). With reception hallway, Family Lounge and separate Dining Room and impressive refitted Kitchen. On the first floor there are 3 excellent sized double bedrooms, refitted Family Bathroom and separate WC. The garden is an excellent size with a private side decked seating area and good sized lawned area to the rear backing on to a Spinney. The home benefits from a garage and good sized driveway. There is central heating and double glazing throughout and the property is alarmed. Viewing highly recommended.

Reception Hallway

Having door to front with feature stain glass leaded windows, stairs to the first floor landing, solid oak flooring, radiator, door to cloaks cupboard with light facility and providing storage. Doors to the Lounge, Dining Room and Refitted Kitchen.

Lounge

14' 6" max includes bay x 11' 5" max (4.42m max includes bay x 3.48m max)

Having double glazed walk in bay window to front, radiator, picture railing, decorative coving, ceiling rose, fire place with Living Flame gas fire, feature fire surround and tiled hearth.

Dining Room

13' 11" plus door recess x 11' 5" max (4.24m plus door recess x 3.48m max)

Having double glazed door to the rear opening to the garden with double glazed window to either side, parquet flooring, radiator, feature fire facility with open fire facility with Minton tiled hearth.

Fitted Kitchen

14' 2" max x 7' 10" max (4.32m max x 2.39m max)

Comprising a modern fitted kitchen with fitted base units with West Moorland Slate work surfaces over, stainless steel sink and drainer unit with mixer tap over, cupboards under, space and plumbing for a dishwasher or washing machine, slate tiled splashback, integrated induction hob and built in electric oven, built in wine rack, recess with space for a fridge freezer, radiator, ceramic tiled floor and double glazed door to the rear garden.

First Floor Landing

Having double glazed window to the side, loft access and doors to the three bedrooms and the family bathroom and separate WC.

Bedroom 1

15' 2" max includes bay x 11' 7" (4.62m max includes bay x 3.53m)

Having double glazed bay window to the front, laminate floor, radiator, feature fireplace, picture railing and decorative coving.

Bedroom 2

13' 11" x 10' 6" (4.24m x 3.20m)

Having double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3

13' 11" max x 10' 1" (4.24m max x 3.07m)

Having double glazed window to the front, laminate floor, radiator and decorative coving,

Family Bathroom

Having double glazed frosted window to rear, paneled bath with mixer taps and shower over, wash hand basin, radiator and tiled flooring,

Separate WC

Having low level flush WC, frosted double glazed window to side and part tiling.

Outside

Having driveway to the front providing ample off road parking, gated access to the rear garden and access to the Garage.

Garage

14' 1" x 8' (4.29m x 2.44m)

Having double doors opening onto the driveway, electric and gas meters and pedestrian door to the rear garden.

Outhouse 1

There is a utility cupboard/outhouse having space and plumbing for a washing machine and space for tumble dryer.

Outhouse 2

Having Outside WC with high level style WC and frosted double glazed window to side.

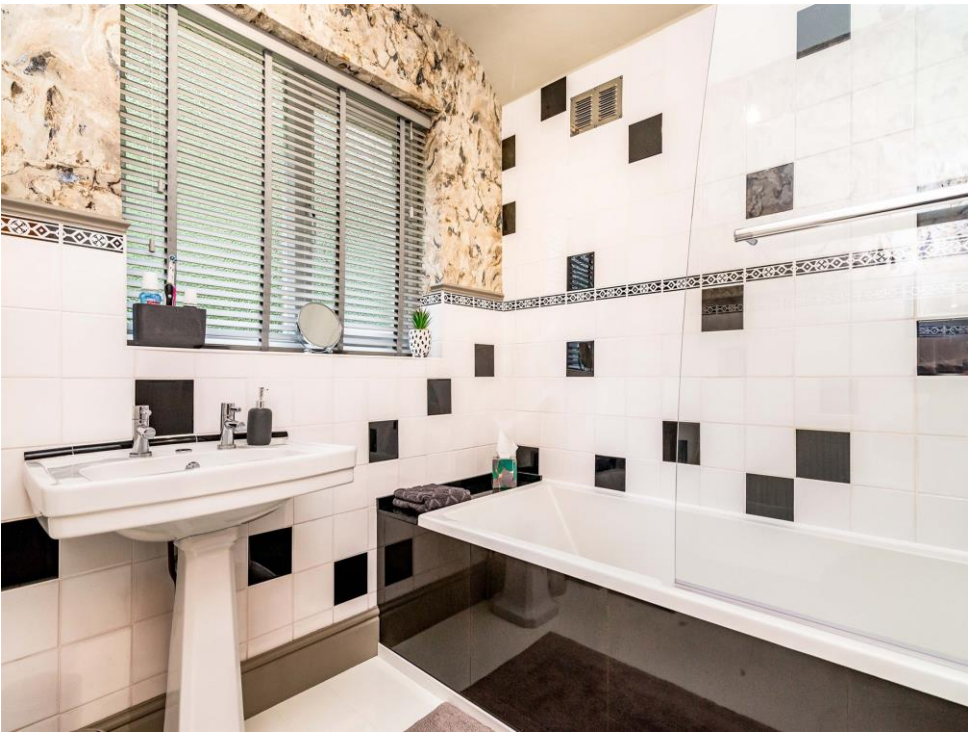
Side Garden

Good sized side garden with raised decking area with space for seating, decorative area with tree, space to store recycle bins and access to the rear garden.

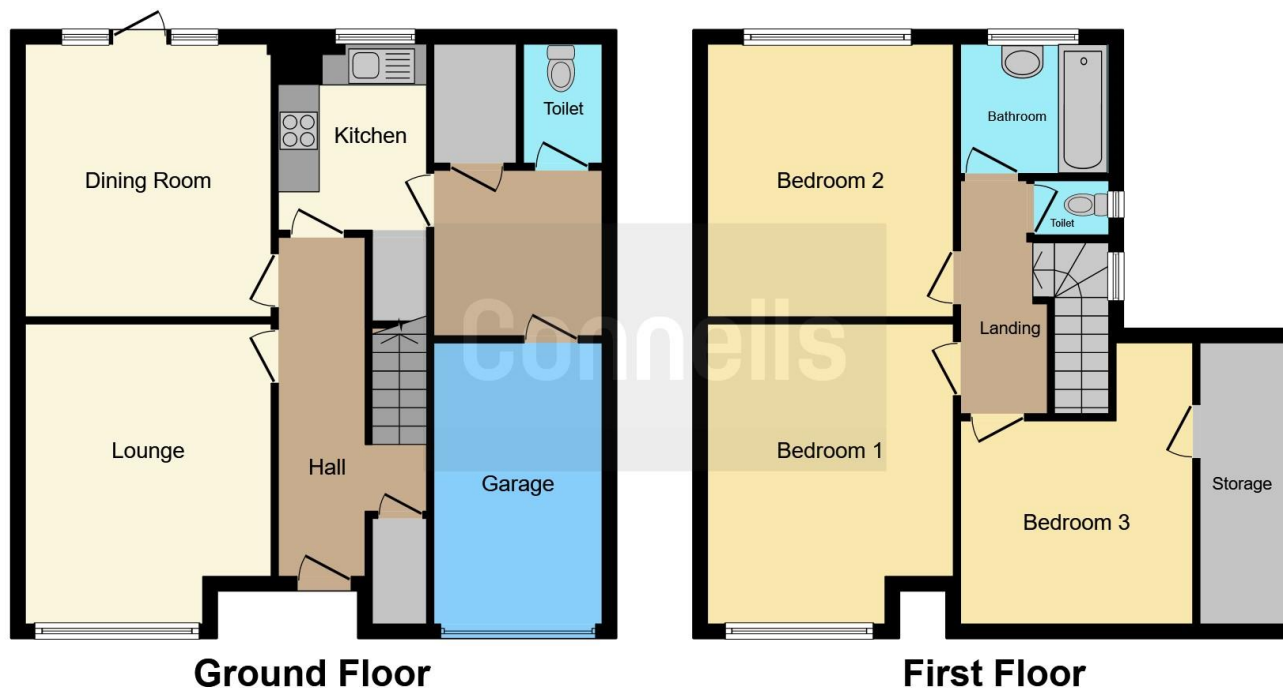
Rear Garden

Excellent sized rear garden with fencing to the perimeter, garden laid to lawn, feature decked walkway with lighting leading to a hexagonal decked seating area, tress and views onto a Spinney.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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