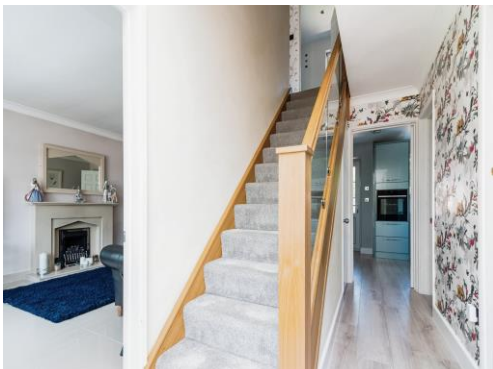




**Connells**

Calder Drive  
Sutton Coldfield



### Property Description

An immaculately presented and extended 4 double bedroom family detached home situated with an excellent sized corner plot with block paved driveway and gardens to the front and rear. The accommodation comprises entrance porch, reception hall, guess W/C, there is a good sized family lounge and a separate extended sitting room and an impressive refitted kitchen. The garage has been part converted into storage space and a good size utility room. On the first floor landing there is a master bedroom with dressing area and en-suite shower room and a further 3 double bedrooms and refitted family bathroom. The home benefits from central heating & double glazing throughout, is set in an excellent school catchment area and close to local shopping amenities and transport links.

### Entrance Porch

Having double glazed door giving access into the entrance porch with internal double glazed door giving access into the reception hall.

### Reception Hall

Having Amtico flooring, radiator to wall, stairs leading to the first floor landing with feature glass balustrade. Door off to the family lounge, utility room, guest cloak room and kitchen.

### Guest Cloak Room

Having wall mounted wash hand basin with tiled splash back, low level flush W/C, frosted double glazed window to the side and radiator to wall.

### Family Lounge

16' 9" to include the bay x 11' 8" (5.11m to include the bay x 3.56m)

Having double glazed walk-in bay window to the front, radiator to wall, telephone point, TV aerial point, three wall light fittings, decorative coving to ceiling, feature fire place with living flame gas fire and tiled flooring. Door gives access into the extended sitting room.

### Extended Sitting Room

19' 8" x 11' 7" (5.99m x 3.53m)

Having double glazed window to the rear and double glazed French doors leading out into the rear garden, two radiators to wall, coving to ceiling, tiled floor and door gives access into the refitted kitchen.

### Refitted Kitchen

13' 9" x 8' (4.19m x 2.44m)

Modern refitted kitchen, having base units with quartz work surfaces over and matching quartz splash back, fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated induction hob with built-in cooker hood, integrated dish washer and integrated fridge and freezer. Built-in wine cooler, designer radiator to wall, Amtico flooring and double glazed door gives access into the rear garden.

## Utility Room

11' 8" x 7' 7" (3.56m x 2.31m)

Spacious room with base unit with work surface over and radiator to wall, space and plumbing for a washing machine, space for a dryer and double glazed window to the side.

## First Floor Landing

Having loft access and doors off to the four bedrooms and the refitted family bathroom.

## Bedroom One

23' max, to include the walkway x 11' 5" (7.01m max, to include the walkway x 3.48m)

Having double glazed window to the rear overlooking the garden and double glazed window to the side, radiator to wall, TV aerial point, built-in wardrobes with built-in bedside cabinets and door gives access into the en-suite shower room.

## En-Suite Shower Room

Having shower cubicle, vanity wash hand basin with cupboard under, low level flush W/C, frosted double glazed window to the rear, tiled effect laminate flooring and part tiling to walls.

## Bedroom Two

10' 8" to include the wardrobes x 11' 5" (3.25m to include the wardrobes x 3.48m)

Having double glazed window to the front, radiator to wall, built-in wardrobe and laminate flooring.

## Bedroom Three

11' 1" x 11' 6" (3.38m x 3.51m)

Having double glazed window to the front, radiator to wall, laminate flooring and built-in wardrobe.

## Bedroom Four

9' 5" x 7' (2.87m x 2.13m)

Having double glazed window to the rear, radiator to wall and built-in wardrobe with hanging rail and housing the wall mounted central heating boiler.

## Refitted Family Bathroom

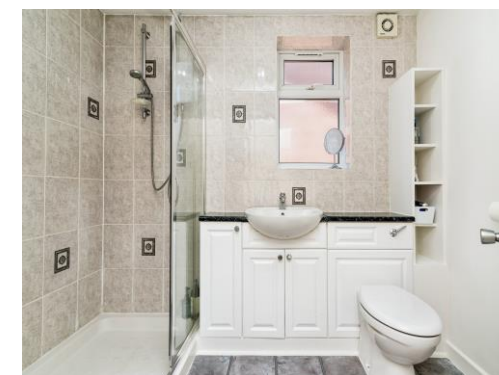
Refitted suite with panelled bath with central tap and mixer over, pedestal wash hand basin, low level flush W/C, extractor fan, frosted double glazed window to the rear, full tiling to walls, separate double shower cubicle and tiled effect laminate floor.

## Outside Front

Having a good sized front garden with laid to lawn along with sizeable block paved driveway providing ample off road parking and gated access into the rear garden.

## Rear Garden

Spacious and low maintenance rear garden with patio area, fencing to the perimeter, garden laid to lawn and with various plants & shrubs.









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.

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: SCO309492 - 0005