



Connells

Field Maple Road
Streetly Sutton Coldfield



Property Description

An immaculately presented executive style high specification family detached home with 4 first floor bedrooms and a superb sized ground floor 5th bedroom. Located in an excellent school catchment area for primary and senior schools and offered with NO UPWARD CHAIN. Close to main road and motorway transport links. Having double driveway providing off road parking for 2 cars side by side. Accommodation comprising reception hallway, excellent sized family Lounge, sitting room (currently used as a playroom), impressive refitted family dining kitchen with bi-folds onto the garden, separate utility room and guest WC. The 5th bedroom is on the ground floor and is an excellent sized bedroom. On the first floor there is a main bedroom with an en-suite bathroom with separate shower cubicle and 3 further bedrooms and a family bathroom. The garden is a low maintenance rear garden landscaped in a contemporary fashion.

Canopied Entrance Porch

Having step up leading to the front door.

Reception Hallway

Having composite door to the front with double glazed window, spotlights to ceiling, hardwood flooring, radiator, staircase leading to the first floor landing, door to Bedroom 5, open access to the lounge, doors to the sitting room, utility room, open plan living kitchen.

Guest WC

Having low level flush WC, wash hand basin with cupboard under, splashback tiling, frosted double glazed window, radiator and spotlights to ceiling.

Family Lounge

17' 2" max x 12' 2" (5.23m max x 3.71m)

Having walk in bay window to the front, two radiators, spotlights, coving to the ceiling, electric fire point, hard wood flooring and feature painted wood paneled wall.

Sitting Room

12' 1" x 9' 5" plus door recess (3.68m x 2.87m plus door recess)

Having double glazed window to the rear, radiator, spotlights, coving and hardwood flooring.

Utility Room

6' 10" x 6' 9" (2.08m x 2.06m)

Having fitted base units with work surfaces over, fitted matching wall units, radiator, coving, spotlights, space and plumbing for a washing machine, double glazed window to the rear, sink and drainer unit with mixer tap over.

Open Plan Living Kitchen

14' 9" max x 13' 2" plus door recess (4.50m max x 4.01m plus door recess)

An excellent open plan refitted living kitchen having fitted base units with work surfaces over and matching upstand, matching wall units, one and a half bowl sink and drainer unit with mixer tap over, integrated double electric oven, 5 ring gas hob and built in cooker hood over, integrated dishwasher, space for a fridge freezer, spotlights and bi-fold doors opening onto the rear garden. Door to the pantry with automatic sensor lighting.

First Floor Landing

Having two double glazed windows to the front, radiator, coving, door to the airing cupboard housing the wall mounted central heating boiler and providing storage. Doors to the 4 bedrooms and bathroom.

Main Bedroom

13' 9" x 12' 2" to the rear of the wardrobes (4.19m x 3.71m to the rear of the wardrobes)

Having double glazed window to the front, coving, radiator, TV aerial point, 3 built in double wardrobes and feature painted wooden paneled wall. Door to the en-suite shower room.

En-Suite Bathroom

Having a double ended bath with mixer tap over, shower cubicle with Rainfall shower and hand held over, wash hand basin with cupboard under, low level flush WC, full tiling to walls, underfloor heating and wall mounted heated towel rail.

Bedroom 2

14' 1" max x 10' (4.29m max x 3.05m)

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

Bedroom 3

10' 3" x 9' 8" (3.12m x 2.95m)

Having double glazed window to the rear, radiator and coving.

Bedroom 4

9' 5" max x 9' 5" (2.87m max x 2.87m)

Having double glazed window to the rear, radiator and coving.

Family Bathroom

Having paneled bath with mixer shower over, wash hand basin, low level flush WC, laminate flooring, frosted double glazed window to the front, wall mounted heated towel rail and full tiling to walls.

Bedroom 5

17' 1" x 12' 9" includes recess (5.21m x 3.89m includes recess)

Located on the ground floor. Having space for wall to wall wardrobes, TV aerial point and radiator.

Front

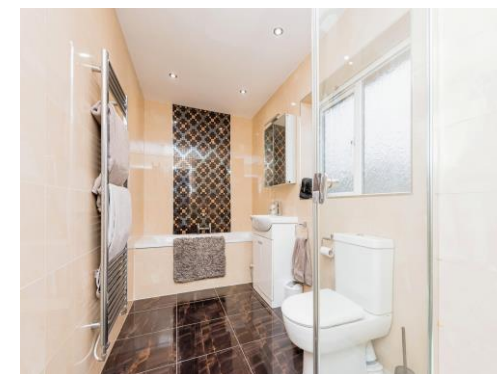
Having double driveway providing side by side parking for 2 cars. Garden laid to lawn, gated access to the side giving access to the rear garden.

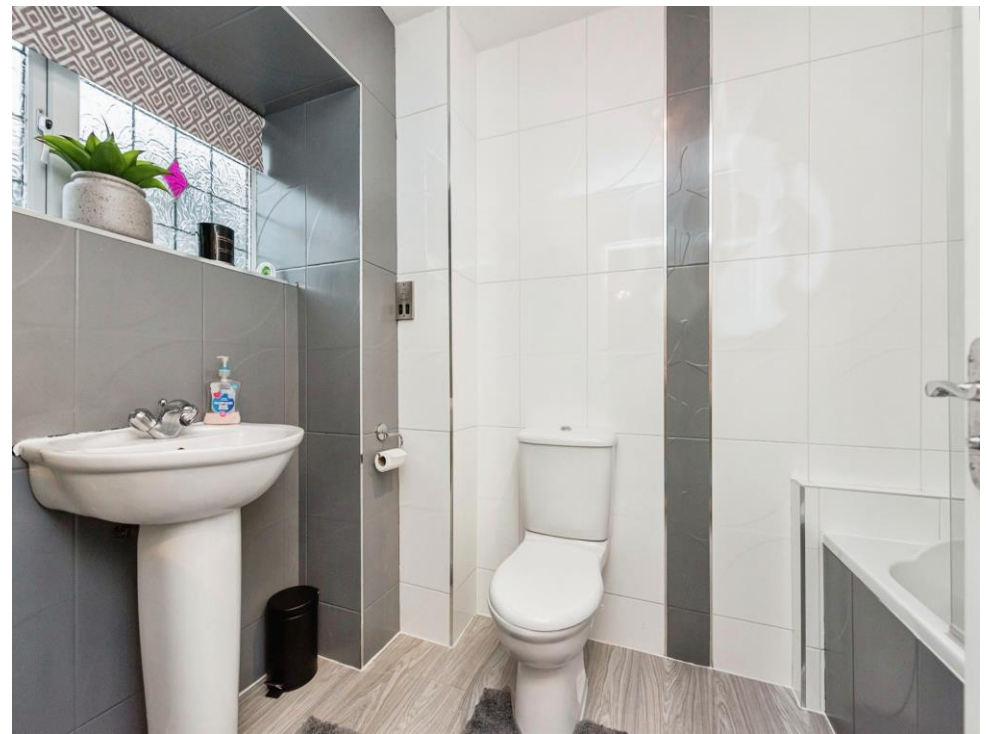
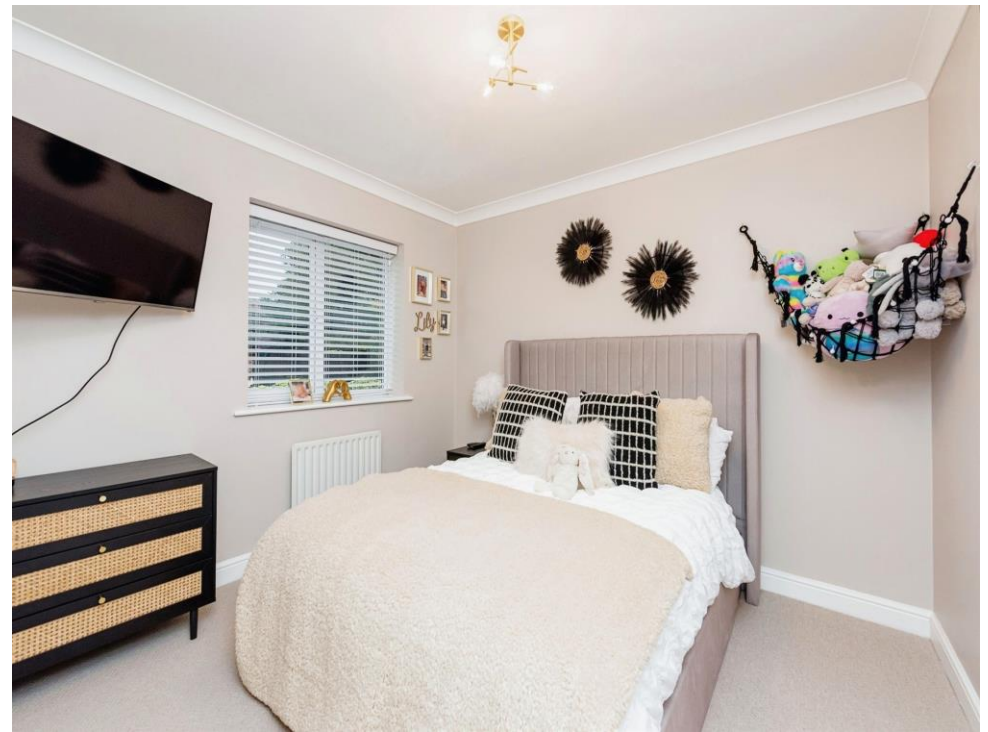
Rear Garden

A low maintenance rear garden set on 2 levels. The ground floor level has contemporary built in seating, planted borders and artificial grassed area. Side space providing storage and gated access to the front. Steps leading up to the raised tier has seating area and garden area.

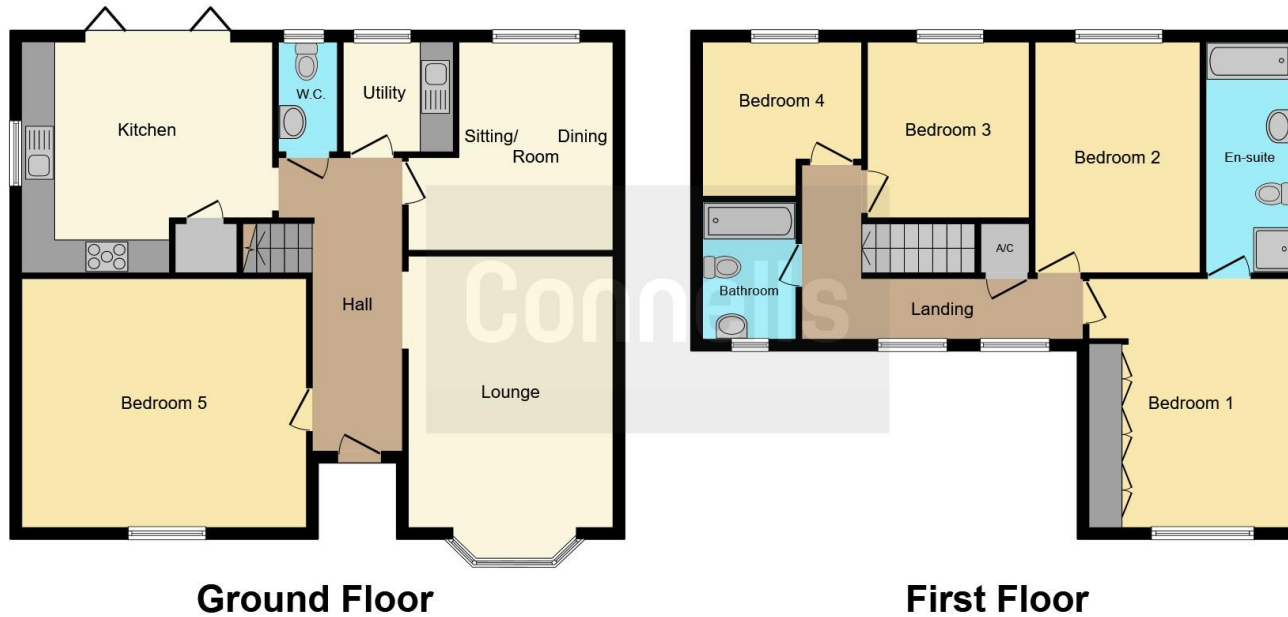
Agents Note

Please be advised that the external front photo of the property shows a double garage door. The garage has been converted into a 5th bedroom and so there is no garage with the property.









Ground Floor

First Floor

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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Tenure: Freehold



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Property Ref: SCO309774 - 0003