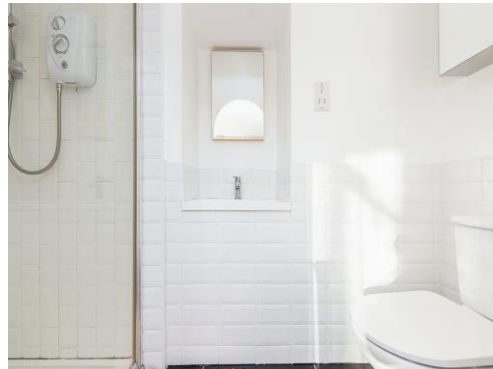




**Connells**

Wits End Old Kingsbury Road  
Minworth Sutton Coldfield



## Property Description

A five bedroom, three story spacious family semi detached home, located close to main road and motorway transport links and local amenities. The accommodation comprises a reception hallway with impressive open plan lounge dining room with views onto the rear garden and with archway access into the modern flitted kitchen. The ground floor benefits from an additional guest W/C and a second reception room which is currently used as a gym. On the first floor landing there are three bedrooms with the Master bedroom benefiting from having an en-suite shower room and an impressive separate family bathroom. On the second floor there are two excellent sized bedrooms. The property benefits from having a low maintenance rear garden, central heating and double glazing. **MUST BE VIEWED.**

## Reception Hall

Having door to the front giving access into the reception hall, having tiled flooring, dog-legged staircase leading onto the first floor landing and coving to ceiling. Door gives access into the guest cloakroom, lounge through dining room and separate second reception / gym room and fitted kitchen.

## Guest W/C

Having low level flush W/C, wall mounted wash hand basin and splash back tiling, tiled flooring, extractor fan and has good storage space.

## Lounge Through Dining Room

26' 2" PLUS THE BAY x 11' 11" (7.98m PLUS THE BAY x 3.63m)

Having double glazed walk-in bay window to the front, two radiators to wall, TV aerial point, oak flooring, double glazed French doors give access into the rear garden, feature block brick wall, coving to ceiling, archway gives access into the modern fitted kitchen.

## Fitted Kitchen

13' 2" x 10' 11" (4.01m x 3.33m)

An impressive modern fitted kitchen, having fitted base units with work surfaces over, matching up-stand and splash back tiling, fitted matching wall units, double glazed window to the rear, stainless sink and drainer unit with mixer tap over, cupboards under. Integrated electric oven, integrated gas hob with built-in cooker hood and splash back, space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a fridge freezer. Having wall mounted central heating boiler, spotlights to ceiling, tiled flooring, double glazed door gives access into the rear garden and archway into the lounge.

## First Floor Landing

Having oak flooring, doors off to the three bedrooms and the family bathroom.

## Bedroom One

16' 6" TO INCLUDE WALKWAY x 11' 10"  
(5.03m TO INCLUDE WALKWAY x 3.61m)

Having double glazed window to the front, radiator to wall, wooden flooring and archway to the en-suite shower room.

## En-Suite Shower Room

Having shower cubicle, low level flush W/C, recess area with vanity wash hand basin and splash back tiling, shaver point and radiator to wall.

## Bedroom Two

13' 1" MAX x 13' 8" (3.99m MAX x 4.17m)

Having double glazed window to the front, radiator to wall, TV aerial point and built-in wardrobes with mirrored fronts.

## Bedroom Three

11' 10" x 9' 5" (3.61m x 2.87m)

Having double glazed window to the rear, radiator to wall, wooden flooring and built-in wardrobes with mirrored fronts.

## Family Bathroom

Being an excellent size family bathroom, having double ended bath with central mixer tap, walk-in shower cubicle with rainfall shower and hand held, low level flush W/C, wash hand basin, frosted double glazed window to the rear, spotlights to ceiling, tiled flooring, full tiling to walls, wall mounted wall mirror and wall mounted heated towel radiator.

## Second Floor Landing

Having portal style window and doors off to the two double bedrooms.

## Bedroom Four

13' 8" x 9' 3" (4.17m x 2.82m)

Having slope ceiling, having a skylight window and having a dormer window, wooden flooring and radiator to wall.

## Bedroom Five

17' 4" MAX x 11' 10" (5.28m MAX x 3.61m)

Having slope ceilings, having dormer window to the rear, radiator to wall and spotlights to ceiling.

## Outside Front

Having garden area with pathway leading to the front of the property.

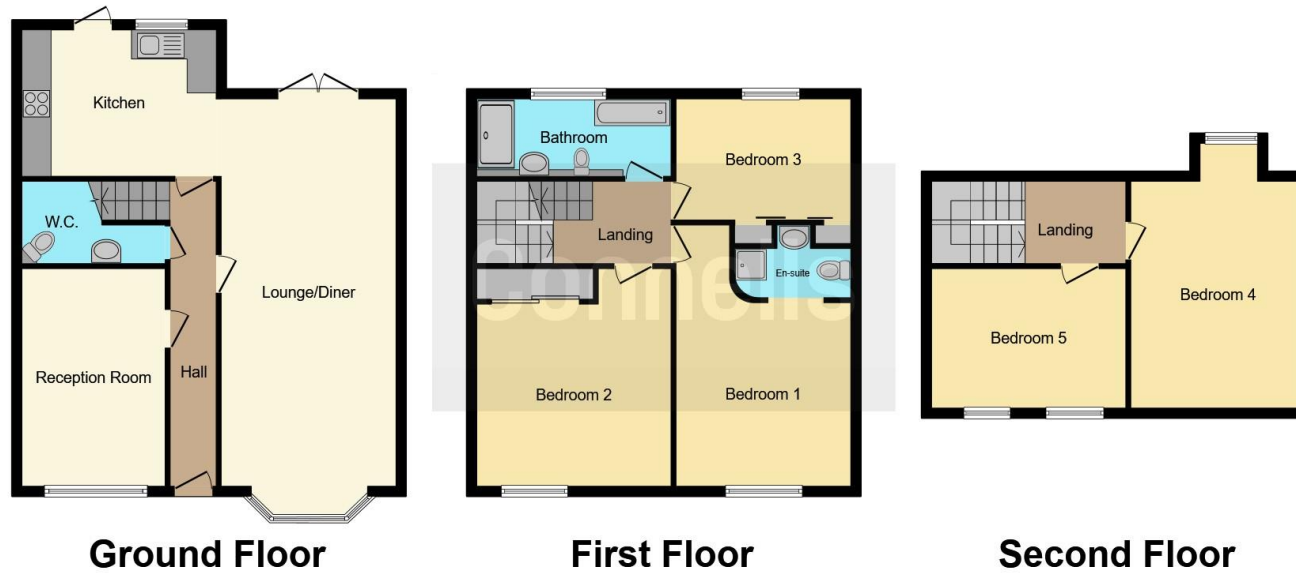
## Rear Garden

Being a low maintenance rear garden, having block paved patio area, fencing to the rear and to the side, pagoda area and outside tap.









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

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: C**

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Tenure: Freehold



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