



**Connells**

Knightswood Close  
Sutton Coldfield





### Property Description

A well presented 4 bedroom family detached home in a quiet cul-de-sac location. In an excellent school catchment area for both primary and senior schools. The accommodation provides excellent family living and benefits from having a reception hallway with guest WC, family lounge with feature fireplace, separate dining room, refitted dining kitchen overlooking the rear garden and with built in appliances and separate utility room. The double garage has been converted into a flexible space and is currently used as an excellent sized family games room. On the first floor there is a master bedroom with ample built in wardrobes and refitted en-suite shower room, 3 further bedrooms and a refitted family bathroom with bath and separate shower cubicle. There is a double driveway to the front and recently landscaped rear garden providing a wonderful space for entertaining. The home benefits from central heating and double glazing.

### Entrance Hall

Having composite door to the front giving access into the reception hallway with radiator to wall, double glazed window to the front, doors off to the family lounge, kitchen, guest W/C and games room.

### Guest W/c

Having low level flush W/C, wall mounted wash hand basin, radiator to wall, tiled effect splash back and extractor fan.

### Family Lounge

14' 11" PLUS THE BAY x 11' 3" ( 4.55m PLUS THE BAY x 3.43m )

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, 3 wall light fittings, decorative coving to ceiling and feature fire place with living flame gas fire to wall, marble insert and hearth, doors open and give access into the dining room.

### Dining Room

11' 1" MAX x 9' 9" ( 3.38m MAX x 2.97m )

Having double glazed window to the rear overlooking the rear garden, coving to ceiling, radiator to wall, with built-in base units and display shelving, door gives access into the dining kitchen.

### Dining Kitchen

17' 5" x 9' 9" PLUS THE DOOR RECESS ( 5.31m x 2.97m PLUS THE DOOR RECESS )

Briefly comprising a modern refitted kitchen, having fitted base units with granite work surfaces over and matching up-stand, fitted matching wall units, double glazed window to the rear overlooking the rear garden, 1 & 1/2 bowl sink and drainer unit with mixer tap over, cupboards under. Integrated electric oven, integrated gas hob, integrated fridge and integrated freezer, radiator to wall, splash back, TV aerial points, double glazed French doors leading into the gardens, space for a dining table, space and plumbing for a dishwasher, door gives access into the utility room.

## Utility Room

9' 10" x 5' 1" ( 3.00m x 1.55m )

Having base units with work surfaces over and matching up-stand, wall mounted central heating boiler, double glazed door gives access into the rear garden, loft access and tiled flooring. Door gives access to the games room.

## Games Room

Being an excellent sized games room and has two designated areas.

### Games Area One

15' 2" x 7' 9" ( 4.62m x 2.36m )

Having double glazed window to the front, radiator to wall and laminate flooring with open access to the second games area.

### Games Area Two

18' 4" MAX x 7' 8" ( 5.59m MAX x 2.34m )

Having double glazed window to the front, radiator to wall, laminate flooring and loft access.

## First Floor Landing

Having doors off to the four bedrooms & the family bathroom and having loft access with drop down ladder.

## Bedroom One

17' 7" MAX x 10' 9" TO THE FRONT OF THE WARDROBES ( 5.36m MAX x 3.28m TO THE FRONT OF THE WARDROBES )

Having two double glazed window to the front, built-in wall to wall wardrobes, radiator to wall and an additional built-in double wardrobe. Feature archway walkway to the en-suite shower room.

## En-Suite Shower Room

Having shower cubicle with electric shower over, wash hand basin, low level flush W/C, frost double glazed window to the front, spot lights, extractor fan and wall mounted heated towel rail radiator.

## Bedroom Two

12' 3" x 9' 11" ( 3.73m x 3.02m )

Having double glazed window to the rear, radiator to wall and built-in wardrobes comprising one double, single and cupboards over the bed area.

## Bedroom Three

8' 11" x 7' 7" ( 2.72m x 2.31m )

Having double glazed window to the rear and radiator to wall.

## Bedroom Four

9' 9" x 7' 11" ( 2.97m x 2.41m )

Having double glazed window to the rear and radiator to wall.

## Family Bathroom

Having a bath and separate shower cubicle with rainfall and hand held mixer shower over, wash hand basin, low level flush W/C, frost double glazed window to the side, extractor fan and wall mounted heated towel rail.

## Outside Front

Having tarmacadam with block paved edging driveway providing ample off road parking with garden laid to lawn and gated side access into the rear garden.

## Rear Garden

Being a low maintain rear garden with good sided patio area, fencing to the perimeter and garden laid to lawn an gated access to the front of the property.



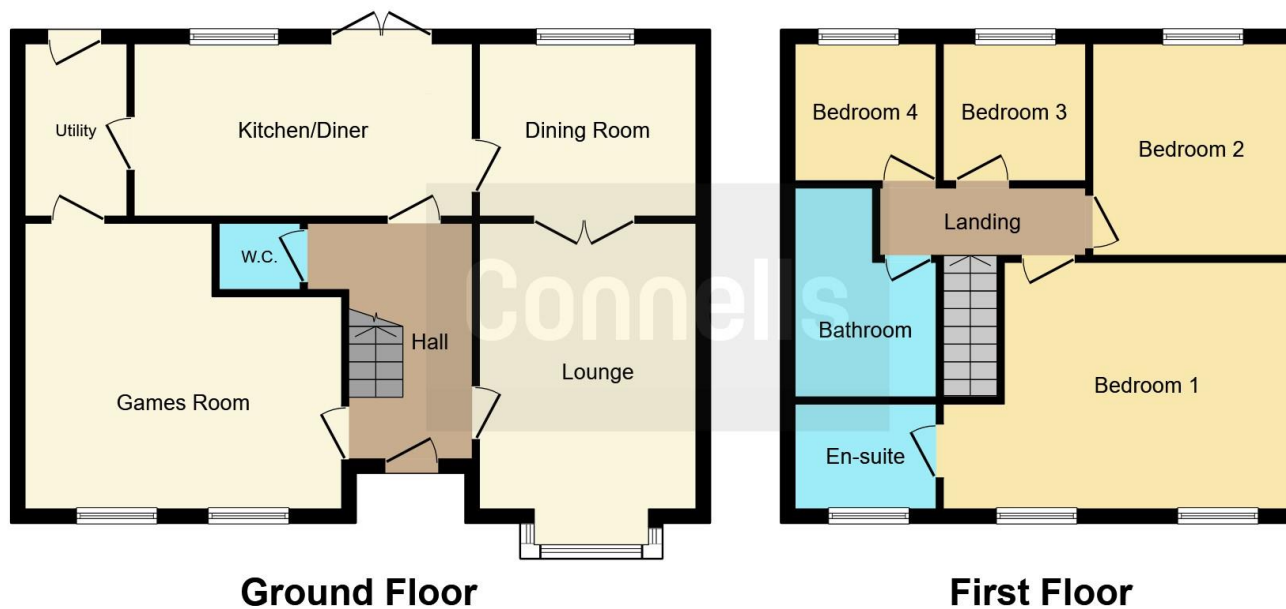












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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: SCO309876 - 0006