



Connells

Church Road
Sutton Coldfield



Property Description

A 4 bedroom traditional style detached family home offering flexible living. Located close to amenities of Boldmere High Street and easy access to road and rail links. The house provides a sociable base with extensive kitchen-diner to the rear as well as Living Room, separate formal Dining Room which is currently used as a ground floor bedroom 5 and separate sizeable Utility Room. The first floor is home to four double bedrooms and family bathroom, There is a ground floor shower room and separate Guest Cloakroom/WC. Externally the house offers a driveway for several vehicles along with a Garage and to the front is a recently built porch. The home features a unique enclosed cave area to the side of the garden with seating area inside along with a side patio, lawned area and tiered lawn with decked entertaining area. The property also benefits from recently refitted double glazed windows to the bedrooms and front reception room, newly fitted guttering, fascia and composite front door and porch. There is an electric car charger point to the front. Viewing is highly recommended to appreciate the extensive space and exceptional features this home has to offer. Accessed via the front door, the property comprises:

Entrance Porch

Having composite door to the front, tiled flooring, double glazed window to the side and the front, and with an original feature door into the reception hall.

Reception Hall

Having feature original door with stain glass window lights to the front, access to useful under-stairs storage cupboard, door to the side giving access into the side and rear of

the property, radiator to wall, spotlight to ceiling, wooden flooring, stair case to the first floor landing and doors give access into the shower room.

Shower Room

Having a fully tiled suite comprising a shower cubicle with shower over, wall mounted radiator to wall, tiled flooring and extractor fan.

Guest W/c

Having a low level flush W/C, wash hand basin with cupboard under, radiator to wall, double glazed frosted window to the side and fully tiled walls.

Living Room

21' 6" MAX x 10' 11" PLUS THE BAY (6.55m MAX x 3.33m PLUS THE BAY)

Having double glazed window overlooking the rear garden, double glazed doors giving access into the rear garden, feature fire place with electric fire facility, TV point, telephone point, radiator to wall, coving to ceiling, feature display recess and open hatch to the utility room.

Reception Room Two / Bedroom 5

11' 10" x 10' 10" PLUS THE BAY (3.61m x 3.30m PLUS THE BAY)

This room is currently being used as a ground floor 5th bedroom, having radiator to wall, double glazed window to the front and coving to ceiling.

Utility Room

15' 9" TO INCLUDE THE DOOR RECESS x 8' 5" (4.80m TO INCLUDE THE DOOR RECESS x 2.57m)

Having a range of fitted wall base units with work tops over, stainless sink and drainer unit, plumbing and space for a washing

machine and vented for a dryer, radiator to wall, double glazed window to the side overlooking the gardens, tiled flooring and glazed doors give access into the impressive family dining kitchen.

Open Plan Living Kitchen

22' 7" x 16' (6.88m x 4.88m)

Comprising an impressive fitted kitchen family room having fitted base units with granite work surfaces over and tiled splashback, fitted matching wall units, central island with ample storage and overhang seating area, sociable gas hob with floating cookerhood and extractor fan over, integrated electric oven and integrated gas oven with cupboards over and under, recess for American Fridge Freezer, built in dishwasher, space for a table, double glazed French doors to the rear garden with double glazed picture windows to either side, two radiators, double glazed door to the side accessing the garden and feature cave style storage/ seating area. Skylight window.,

First Floor Landing

Having double glazed window to the side, loft access, radiator to wall and doors to the four bedrooms and family bathroom.

Bedroom One

11' 10" MAX TO THE REAR OF WARDROBES x 14' 3" TO INCLUDE THE BAY (3.61m MAX TO THE REAR OF WARDROBES x 4.34m TO INCLUDE THE BAY)

Having radiator to wall, having a range of built-in wardrobes and comprising two built-in double wardrobes and cupboards over bed area and double glazed window the front.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

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

Bedroom Three

17' 2" x 8' 5" MAX (5.23m x 2.57m MAX)

Having double glazed windows to the rear and side, radiator to wall and built-in wardrobes with built-in wash hand basin.

Bedroom Four

12' 2" x 7' 1" (3.71m x 2.16m)

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

Family Bathroom

Briefly comprising a white bathroom suite, having paneled bath with mixer tap over and electric shower over, wash hand basin with 2 drawer cupboards under, low level flush W/C, wall mounted heated towel rail radiator, airing cupboard to wall, two double glazed windows to the rear and tiled flooring.

Garage

Having a single garage with double doors to the front, power and lighting.

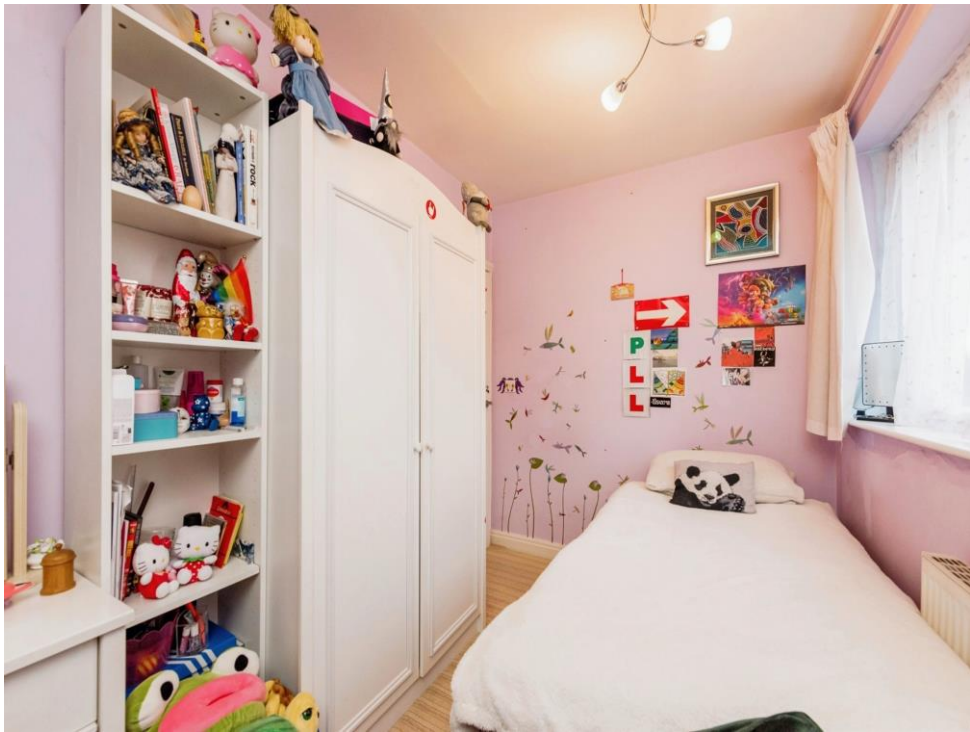
Outside Front

To the front of the property there is a good sized driveway providing off road parking, gated access to the side giving access into the side passage way with a feature built-in cave style area, which is useful for storage or making a feature and access to the rear. Electric car charger point.

Rear Garden

The rear garden benefits from having fencing to the perimeter, having patio area, steps leading up to the lawn area, external tap, decked area providing excellent entertaining and seating space, various plants and shrubs and side patio area which can be accessed from the family living room with garden laid to lawn and outside lighting.









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: D

Tenure: Freehold

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