



Connells

Broome Gardens
Sutton Coldfield



Property Description

A well presented and great sized 4 bedroom family executive style detached home. Located in a quiet cul-de-sac and set behind gated entry. In an excellent school catchment area, close to Sutton Coldfield Town Centre and main road and rail links, Rectory and Sutton Park. The accommodation comprises an entrance porch opening into a welcoming dining room. There is a pleasant family lounge opening onto the garden and a good sized family breakfast kitchen with archway into a utility room. A guest WC completes the ground floor. On the first floor there is a master bedroom suite with built in wardrobes and en-suite shower room, 3 further bedrooms and a family bathroom. There is a single garage and driveway and good low maintenance front and rear gardens. Viewing is highly recommended.

Entrance Porch

Having double glazed door to the front, tiled flooring, light facility and having double glazed door opening into the dining room.

Dining Room

15' 11" max x 15' 3" max excludes staircase (4.85m max x 4.65m max excludes staircase)
Having double glazed window to the front, coving to ceiling, feature circular window giving additional light into and from the lounge. Having two radiators to wall, stairs to the first floor landing, door gives access into the family lounge, guest W.C. and breakfast kitchen, decorative coving and solid wood flooring.

Guest WC

Having door giving access into a wash hand basin room with vanity wash hand basin with decorative coving to ceiling, part tiling and floor tiling and door gives access to the W.C.

Having low level flush WC, extractor fan to wall, tiled floor and radiator.

Family Lounge

20' 1" max x 12' 3" plus door recess (6.12m max x 3.73m plus door recess)

Having double glazed French doors opening out into the rear garden and having double glazed picture windows to either side, feature fire surround with marble inset and hearth, TV aerial point, telephone point, two radiators to wall, two ceiling light points, feature circular window giving additional light to and from the dining room and solid wood flooring.

Breakfast Kitchen

12' 1" x 9' 6" (3.68m x 2.90m)

Briefly comprising a modern fitted breakfast kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units. Double glazed window to the rear overlooking the rear garden, one and half stainless steel sink unit with mixer tap over and cupboards under, decorative splash back tiling, integrated electric double oven with cupboards over and under, integrated gas hob and built-in cooker hood with light facility and extractor fan. Integrated dishwasher, integrated fridge and freezer, radiator, TV aerial point, tiled flooring and archway to the utility room.

Utility Room

5' 1" x 5' 10" (1.55m x 1.78m)

Having fitted base units with roll edge work surfaces over, stainless steel sink unit with mixer tap over and cupboards under, double glazed window to the side, double glazed door giving access into the side and rear garden, space and venting for a dryer, central heating control, extractor fan and splash back tiling. Refitted boiler.

First Floor Landing

Having decorative coving to ceiling, radiator to wall, door to the airing cupboard housing the hot water tank and providing storage shelving, loft access with drop down ladder and light facility, doors off to the four bedrooms, the family bathroom and feature tube window light to the ceiling giving natural lighting to the landing.

Bedroom 1

13' 4" x 11' 4" excludes wardrobes (4.06m x 3.45m excludes wardrobes)

Having double glazed window to the rear, telephone point to wall, radiator, TV aerial point, coving to ceiling, three built-in double wardrobes having hanging rail and shelving, door to the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, pedestal hand wash basin, low level flush W.C., frosted double glazed window to the side, shaver point with light facility, radiator and part tiling to walls.

Bedroom 2

14' 9" x 9' 9" (4.50m x 2.97m)

Having double glazed window to front and side, radiator and decorative coving to ceiling.

Bedroom 3

12' 2" max x 10' max (3.71m max x 3.05m max)

Having double glazed window to the front, two telephone points to wall, radiator and decorative coving to ceiling.

Bedroom 4

13' 5" x 8' 9" max (4.09m x 2.67m max)

Having double glazed window to the front, two telephone points to wall, radiator and decorative coving to ceiling.

Family Bathroom

Briefly comprising a three piece bathroom suite having panelled bath with mixer tap over, pedestal wash hand basin, low level flush W.C, extractor fan to wall, shaver point, radiator, coving to ceiling, part tiling and frosted double glazed window to the side.

Front

Having block paved driveway providing ample off road parking and planted area, side access into the rear garden and access into the integral garage.

Rear

Being a low maintenance and well-presented rear garden. Having patio area, fencing to perimeter, ornamental plants and shrubs and being a private and enclosed rear garden.

Garage

Having up and over door, power and lighting, pedestrian door at the side giving access into the garden and wall mounted central heating boiler.









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: C

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Tenure: Freehold



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