



**Connells**

Oaklands  
Curdworth SUTTON COLDFIELD



### Property Description

A well presented 4 bedroom family detached home located in a quite cul du sac location in the village of Curdworth. The property has 3 1st floor bedrooms and a ground floor 4th bedroom which is situated as annex with a kitchenette and a shower facility. The property is located close to motorway transport links and local amenities and village pub. The accommodation comprises a reception hall giving access into an impressive open plan lounge refitted kitchen diner and provide views over to the garden. There is an opening into a separate sitting room and a further lounge. On the ground floor there is also access via the utility room to an annex and the annex provides the 4th bedroom which has an open plan lounge kitchen bedroom and a separate shower room. On the 1st floor landing there a master bedroom with built-in wardrobes with en-suite bathroom and two further double bedrooms and a family bathroom. The property benefits from off road parking, has a good sized rear garden with views onto open fields and has the additional benefit of CH & DG.

### Kitchen

24' 4" MAX x 16' 10" MAX (7.42m MAX x 5.13m MAX)

Being an impressive open plan living kitchen family room, having a fitted kitchen with fitted base units with marble work surfaces over and matching up-stand, fitted matching wall units, double glazed window to the rear overlooking the rear garden, double sink and drainer unit with mixer tap over, integrated electric oven, built-in cooker hood, integrated dishwasher, integrated microwave and integrated electric oven, laminate flooring, wall mounted radiator to wall, double glazed window to the rear overlooking the rear garden, radiator to wall, space for a table, built-in wine rack, doorway gives access into the utility room, seating overhang area provides excellent entertaining seating space and dining space and opening out into a dining area which has doors overlooking the rear garden and internal door gives access into a sitting room and open access into a family lounge.

### Family Lounge

15' 9" INCLUDES THE BAY x 12' 11" MAX (4.80m INCLUDES THE BAY x 3.94m MAX)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, coving to ceiling, Amtico flooring and feature glass picture windows separating the lounge from the dining and kitchen area.

### Entrance Hall

Having composite door to the front giving access into the entrance hall, laminate flooring, radiator to wall, stairs lead to the first floor landing and door gives access to the lounge and the kitchen.

### Sitting Room

15' 8" x 8' 2" (4.78m x 2.49m)

Having laminate floor, two wall light fittings, radiator to wall, sliding double glazed door opening into the rear garden and door to a pantry.

### Utility Room

8' x 5' 6" (2.44m x 1.68m)

Having fitted base units and matching wall units, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring, work surfaces, wall mounted central boiler and double glazed door gives access into the annex.

### First Floor Landing

### Bedroom One

15' MAX x 16' MAX (4.57m MAX x 4.88m MAX)

Having double glazed window to the front, two radiators to wall, three built-in double wardrobes, laminate flooring, one wall light fitting and door gives access into the en-suite shower room.

### En-Suite Bathroom

Having pea shaped paneled bath with rain fall shower over, low level flush WC, wash hand basin, frosted double glazed window to the front, airing cupboard to the wall housing the hot water tank.

### Bedroom Two

8' 11" PLUS THE RECESS x 9' 8" MIN TO THE FRONT OF WARDROBS (2.72m PLUS THE RECESS x 2.95m MIN TO THE FRONT OF WARDROBS)

Having double glazed window to the rear, radiator to wall and built-in wardrobe.

### Bedroom Three

15' 2" x 6' 6" (4.62m x 1.98m)

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

### Family Bathroom

Having a paneled bath, wash hand basin., low level flush WC, frosted double glazed window to the side, wall mounted heated towel rail radiator and full tiling to wall and being a refitted bathroom.

### Annex

The annex is situated on the ground floor and has it's own double glazed entrance door off of the driveway or alternatively can be accessed by the utility room, having door off to WC and open access into the lounge kitchenette bedroom.

### Shower Room

Having shower cubicle, wall mounted wash hand basin and low level flush WC.

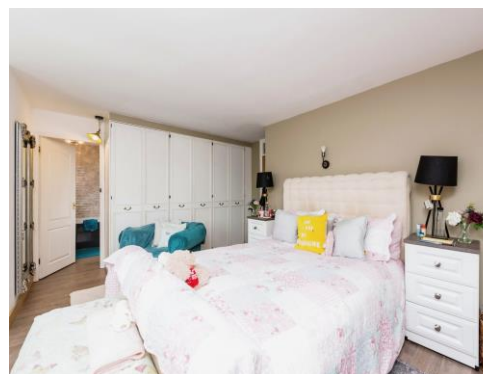
### Lounge Bedroom Kitchenette

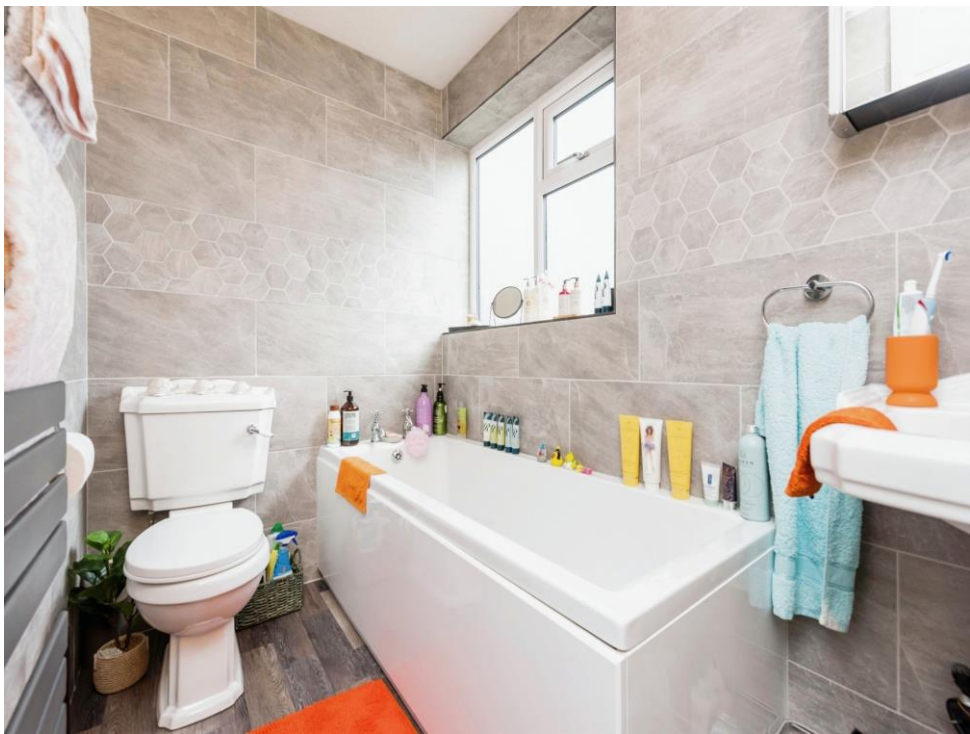
16' 4" TO EXCLUDE THE WALKWAY x 7' 1" (4.98m TO EXCLUDE THE WALKWAY x 2.16m)

Having kitchen area with sink and drainer mixer tap over, wall and base units, double glazed window to the side and double glazed door gives access into the rear garden, space for a sofa and bed.

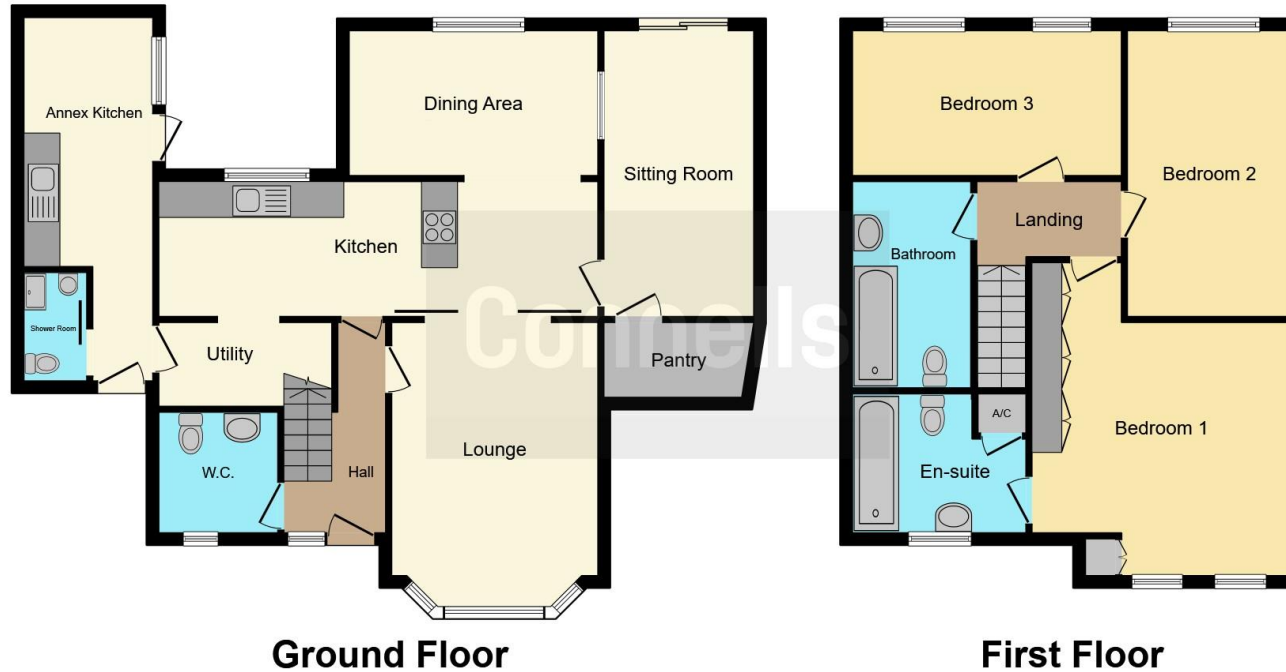
### Outside Front

Having driveway providing off road parking, access to the main accommodation and double glazed door gives access into the annex.









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**EPC Rating: D**

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Tenure: Freehold



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