

## Mayfield Road Wylde Green Sutton Coldfield

# Connells

### Mayfield Road Wylde Green Sutton Coldfield B73 5QJ



#### **Property Description**

OFFERED WITH NO UP WARD CHAIN, A five bedroom detached dormer bungalow on an excellent sized plot, close to the heart of Sutton town centre, train station and amenities> Set in a highly sought after road of Mayfield road and in an excellent school catchment area for primary and senior schools. The property is in need of cosmetic updating, There is an entrance hallway which has access to a good sized family lounge overlooking the rear garden, on the ground floor there are three bedrooms, fitted kitchen and a side covered area and a ground floor shower room. On the first floor landing there are two additional bedrooms one with an ensuite bathroom, There is a garage and ample off road parking and an excellent sized front and rear garden.

#### **Entrance Porch**

Having double glazed door to the front giving access into the entrance porch, double glazed window the front and light facility, and a single glazed door giving access into the reception hall.

#### **Reception Hall**

Having single glazed window to the front, two radiators to wall, telephone point, stairs to the first floor landing and doors to the three bedrooms, lounge, kitchen and the ground floor shower room.

#### Lounge

14' 1" MAX x 16' 1" PLUS THE DOOR RECESS ( 4.29m MAX x 4.90m PLUS THE DOOR RECESS )

Having double glazed window to the side, double glazed French doors opening out into the rear garden with picture window to the side, double paneled radiator to the wall, fire surround and two wall light fittings.

#### **Fitted Kitchen**

10' 4" PLUS THE WALKIN CUPBOARD x 9' 4" ( 3.15m PLUS THE WALKIN CUPBOARD x 2.84m )

Comprising a fitted kitchen having fitted base units with work surfaces over and decorative splash back tiling, fitted matching wall units, double glazed window to the rear, stainless steel 1 & 1/2 bowl sink and drainer unit with mixer tap over, cupboards under, space and plumbing for a washing machine, radiator to wall, double glazed door to the side and covered area.

#### Side Covered Area

Has door to the garage and double door to the kitchen and door to the storage cupboard.

#### **Ground Floor Shower Room**

Having a shower cubicle with electric shower facility, wash hand basin, low level flush WC, frosted double glazed window to the side, heated wall mounted heated towel rail radiator, full tiling to walls and door to airing cupboard.



#### **Bedroom One**

12' 10" x 10' 11" PLUS THE WALKWAY ( 3.91m x 3.33m PLUS THE WALKWAY )

Having double glazed window to the front and to the side, double paneled radiator to wall and built-in double wardrobe with cupboard over,

#### **Bedroom Two**

#### 12' 2" x 10' 7" ( 3.71m x 3.23m )

Having double glazed window to the side, radiator to wall and telephone point.

#### **Bedroom Three**

9' 1" x 7' 11" ( 2.77m x 2.41m )

Having double glazed window to the side, radiator to wall, built-in double wardrobe with cupboard over.

#### **First Floor Landing**

Having doors off to the two bedrooms and having a skylight window to the side,

#### **Bedroom Four**

14' 11" PLUS THE RECESS x 12' 6" TO THE REAR OF WARDROBES ( 4.55m PLUS THE RECESS x 3.81m TO THE REAR OF WARDROBES )

Having skylight window, TV aerial point and door to the en-suite bathroom

#### First Floor En-Suite Bathroom

Having paneled corner bath with mixer tap over, wash hand basin, low level flush WC, extractor fan, skylight window, radiator to wall and part tiling.

#### **Bedroom Five**

16' 10" MAX, PLUS THE RECESS x 7' 3" MAX ( 5.13m MAX, PLUS THE RECESS x 2.21m MAX )

Having skylight window, radiator to wall and sloped ceiling.

#### Outside

Driveway providing off road parking, garden laid to lawn and access to the garage.

#### Garage

15' 10" x 8' 4" ( 4.83m x 2.54m )

Having up and over door, power and lighting and wall mounted central heating boiler.

#### **Rear Garden**

Being an excellent sized rear garden with garden laid to lawn, various hedges, shrubs and a patio area.











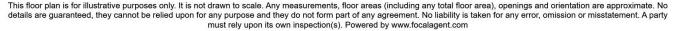






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

#### T 0121 354 4481 E suttoncoldfield@connells.co.uk

4/6 High Street SUTTON COLDFIELD B72 1XA

EPC Rating: D

Tenure: Freehold





view this property online connells.co.uk/Property/SCO310148

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

#### See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk