



**Connells**

St. Andrews Road  
Sutton Coldfield



## Property Description

Connells are pleased to present this spacious four bedroom detached home located within sought after school catchments and close proximity for road and rail links available with NO UPWARD CHAIN. The house has been a family home for many years and although in need of modernising, is immaculately presented. The home boasts 2 reception rooms plus kitchen-diner and utility room to the ground floor, with 4 double bedrooms and refitted bathroom with separate shower cubicle to the first floor. To the front is a paved driveway for several cars and to the rear is a well maintained south facing fully enclosed garden with additional side patio area. The property also benefits from a double Garage with front and rear access with plenty of room to extend STPP. This property is not to be missed! Accessed via the front door the property comprises:

### Entrance Porch

With double glazed sliding door to the front and UPVC main door to the Entrance Hall

### Entrance Hall

With understairs cupboard, radiator, stairs to first floor and doors to:

### Living Room

11' 11" x 17' 3" PLUS BAY ( 3.63m x 5.26m PLUS BAY )

With fireplace, radiator, double glazed bay window to the front and internal doors to the Dining Room

### Dining Room

9' x 11' 11" PLUS PATIO DOOR RECESS ( 2.74m x 3.63m PLUS PATIO DOOR RECESS )

With radiator, double glazed patio doors to the rear garden and internal door to the Kitchen

### Kitchen

17' 11" MAX x 9' 1" MAX ( 5.46m MAX x 2.77m MAX )

Fitted kitchen with a range of wall and base units with worktops over, electric oven and grill, electric hob, 1 and 1/2 bowl sink and drainer, double glazed windows to the rear and side, double glazed door to the garden, walkway through to Utility room, Dining Area and radiator

### Utility Room

6' 2" MAX x 8' 3" MAX ( 1.88m MAX x 2.51m MAX )

Fitted utility with base units with worktops over, wall mounted Worcester CH boiler, space and plumbing for washing machine, stainless steel sink and drainer, double glazed window to the side and radiator

### Guest Wc

With low level WC, wash hand basin, radiator and double glazed window to the front

## First Floor Landing

With loft hatch with pull down ladders, double glazed window to the front and doors to:

### Bedroom One

13' 11" MAX x 11' 11" MAX ( 4.24m MAX x 3.63m MAX )

With fitted wardrobes, fitted cupboards surrounding the bed, radiator and double glazed bay window to the front

### Bedroom Two

12' 8" MAX x 11' 11" MAX ( 3.86m MAX x 3.63m MAX )

having radiator to wall, sink, vanity unit, double glazed window to the rear and fitted wardrobes

### Bedroom Three

12' 6" MAX x 8' 3" MAX ( 3.81m MAX x 2.51m MAX )

With radiator, fitted wardrobes and double glazed window to the front

### Bedroom Four

9' 2" x 9' 11" PLUS DOOR RECESS ( 2.79m x 3.02m PLUS DOOR RECESS )

With built in storage cupboard, radiator and double glazed window to the rear

## Bathroom

Fully tiled refitted suite comprising bath with mixer taps, separate double shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail style radiator and double glazed window to the rear

## Garage

Double Garage with electric door to the front, double glazed window to the rear and double glazed UPVC pedestrian door to the rear

## Outside

Front-

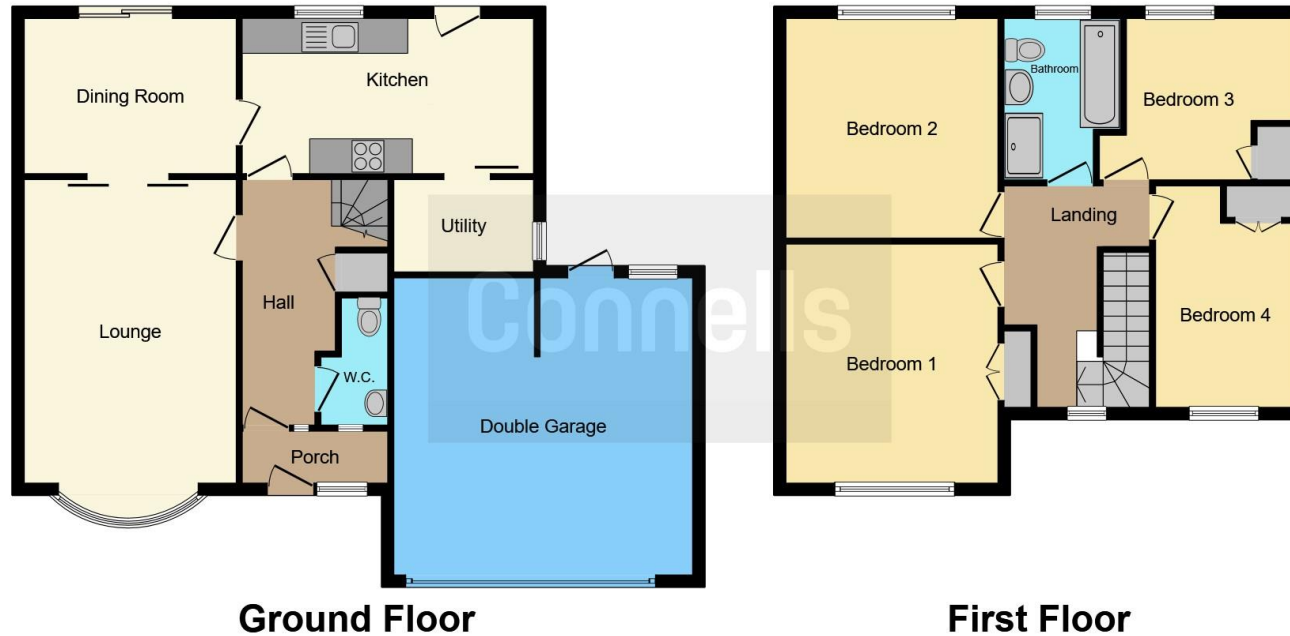
To the front is a paved driveway providing off-road parking for several vehicles, laid to lawn and shrubs and side gated access.

To the rear is a fully enclosed south facing garden with laid to lawn, patio area, additional patio area to the rear of the Garage, external water tap and side gated access. The property benefits from having a double sized shed that runs down the side of the property, having strip lighting and electrics.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO309992](http://connells.co.uk/Property/SCO309992)**



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