



**Connells**

Emmanuel Road  
Wylde Green Sutton Coldfield



# Emmanuel Road Wylde Green Sutton Coldfield B73 5LZ

for sale offers over  
**£525,000**



## Property Description

An immaculate and extended 4 double bedroom traditional semi-detached home located in an excellent school catchment area. Positioned close to main rail and road transport links and local amenities. The home benefits from having many retaining character features. The accommodation comprises an entrance hallway, family sitting room and separate family lounge, impressive extended dining kitchen, utility area and Guest WC. On the first floor there is a main bedroom overlooking the rear garden with built in wardrobes and en-suite shower room, 3 further double bedrooms and a refitted family bathroom with bath and shower cubicle. To the front there is a multi vehicular driveway and single garage. To the rear there is an excellent sized mature rear garden.

## Porch

Having double glazed door to the front giving access into the porch.

## Entrance Hallway

Having wooden internal door giving access into the hallway, radiator to wall, decorative picture railing, karndean flooring and door off to useful under stairs storage cupboard. Having stairs leading onto the first floor landing and doors give access to the lounge, sitting room and the extended dining kitchen.

## Family Lounge

14' 11" PLUS THE DOOR RECESS x 11' 9" TO INCLUDE THE RECESS ( 4.55m PLUS THE DOOR RECESS x 3.58m TO INCLUDE THE RECESS )

Having double glazed window to the rear overlooking the rear garden, two radiators, telephone point, TV aerial point, feature beam ceiling and karndean flooring.

## Sitting Room

11' 10" MAX x 16' 8" MAX ( 3.61m MAX x 5.08m MAX )

Having double glazed walk-in bay window to the front, two radiators to wall, coving to ceiling, decorative picture railing, TV aerial point, gas fire point, tiled hearth and wooden feature fire surround.

## Extended Family Dining Kitchen

14' 5" x 16' 3" PLUS THE DOOR RECESS ( 4.39m x 4.95m PLUS THE DOOR RECESS )

Briefly comprising a modern refitted kitchen having fitted base units with roll edge work surfaces over and decorative splashback tiling, fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under, integrated gas hob with built-in cooker hood, extractor and splashback, built-in double electric oven with cupboards over and under, double glazed window to the rear overlooking the garden and double glazed French doors give access to the garden, space and plumbing for a dishwasher, integrated fridge, radiator to wall, space for a dining table, spotlights to ceiling, wood effect ceramic tiled flooring, door to a pantry cupboard and access to the utility.

## Utility

4' 4" INCLUDES THE RECESS x 6' 2" PLUS THE THE DOOR RECESS ( 1.32m INCLUDES THE RECESS x 1.88m PLUS THE THE DOOR RECESS )

Having wall units, space and plumbing for a washing machine, built-in storage cupboard, door gives access to the WC and door gives access to the garage.

## Guest Wc

Having low level flush WC, wall mounted wash hand basin with cupboard under, decorative splash back tiling, wall mounted mirror and extractor fan.

## First Floor Landing

Having doors off to the four bedrooms and the family bathroom.

## Bedroom One

14' 6" MAX x 15' 5" MAX ( 4.42m MAX x 4.70m MAX )

Having double glazed window to the rear overlooking the rear garden, two radiators to wall, built-in wardrobes, spotlights to ceiling, laminate flooring and door gives access to the en-suite shower room.

## En-Suite Shower Room

Having a walk-in shower with Rainfall and hand held shower over, wall mounted wash hand basin with two cupboards under, low level flush WC, extractor fan to wall, spotlights to ceiling, and wall mounted heated towel rail radiator.

## Bedroom Two

13' 1" x 11' 9" ( 3.99m x 3.58m )

Having double glazed window to the rear, radiator to wall, laminate flooring and door to a storage cupboard.

## Bedroom Three

11' 9" INCLUDES THE RECESS x 13' 7" ( 3.58m INCLUDES THE RECESS x 4.14m )

Having double glazed window, built-in double wardrobe, radiator to wall and laminate flooring.

## Bedroom Four

11' 7" PLUS THE SLOPED CEILING x 9' MAX ( 3.53m PLUS THE SLOPED CEILING x 2.74m MAX )

Having double glazed window to the front, radiator to wall, laminate flooring, feature frosted leaded circular window to the front.

## Family Bathroom

The family bathroom has paneled bath with central mixer tap over, shower cubicle with rainfall and hand held shower facility, wall mounted wash hand basin with cupboards under, skylight window to the ceiling, shaver point, extractor fan, spotlights to ceiling, part tiling, wall mounted heated towel rail radiator and frosted double glazed window to the front.

## Outside Front

Having driveway providing ample off road parking and access to the garage.

## Garage

14' 3" x 8' ( 4.34m x 2.44m )

Having double doors opening onto the



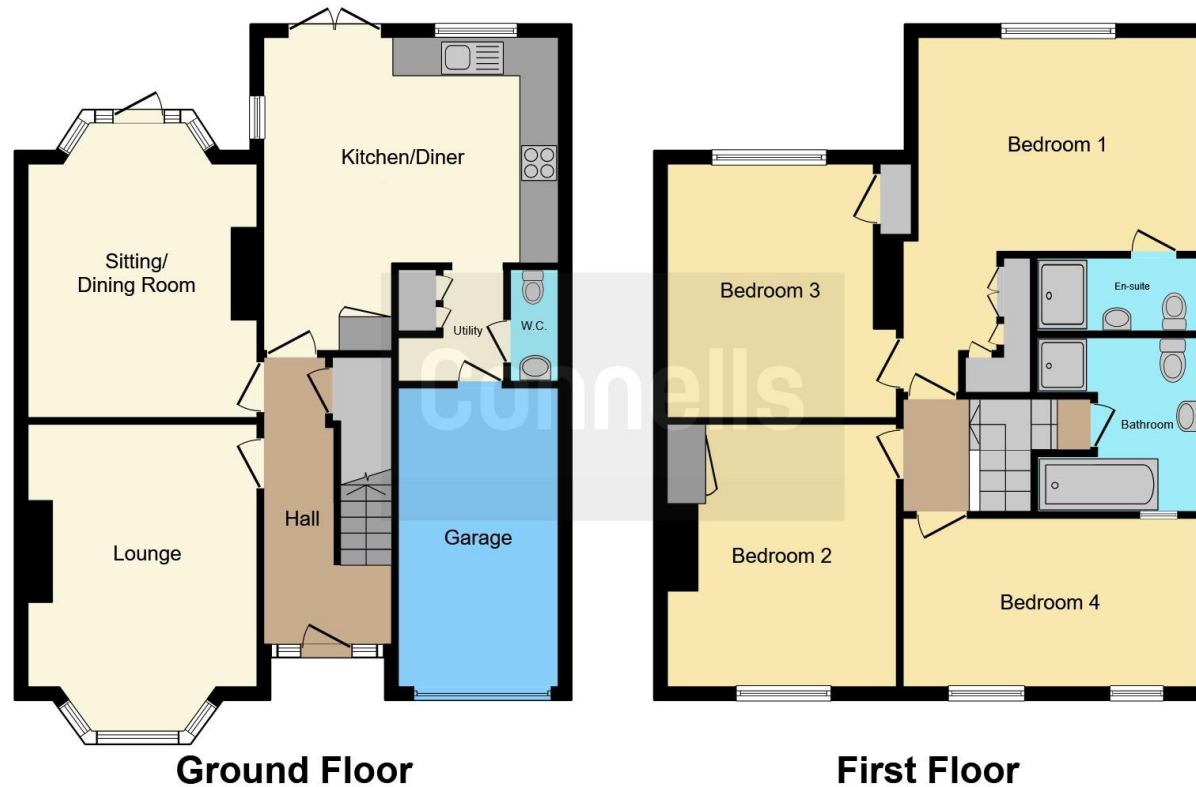












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Tenure: Freehold



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