



Connells

Walmley Ash Road
SUTTON COLDFIELD



Property Description

An extensively extended 4 bedroom modern detached home with the 4th bedroom being on the ground floor. Located close to main motorway and road links and easy access to local amenities. In a good school catchment area with a primary school within 0.2 miles. Having good sized driveway providing ample parking and having an electric car charger point. Having hallway with family lounge, separate family room, impressive high specification refitted kitchen with central island and ceiling lantern, ground floor 4th bedroom with built wardrobes and ground floor refitted bathroom. There are 3 bedrooms on the first floor and a family shower room. There is a low maintenance rear garden with garden shed and patio area.

Entrance Porch

Having double door to the front and internal single glazed door to gives access into the reception hall.

Reception Hall

Having laminate flooring, glazed doors into the lounge and ground floor bedroom four and radiator to wall,

Family Lounge

15' MAX x 12' 8" MAX (4.57m MAX x 3.86m MAX)

Having double glazed bow window to the front, radiator to wall, telephone point, TV aerial point, spotlights to ceiling, laminate

flooring and internal glazed door to the family room.

Family Room

10' 6" PLUS THE DOOR RECESS x 16' PLUS THE RECESS (3.20m PLUS THE DOOR RECESS x 4.88m PLUS THE RECESS)

Having sliding double glazed doors leading into the conservatory, double glazed window overlooking the garden, two wall light fittings, laminate flooring, wall mounted designer radiator and glazed door gives access into the kitchen.

Extended Family Dining Kitchen

12' 3" x 11' 7" PLUS THE DOOR RECESS (3.73m x 3.53m PLUS THE DOOR RECESS)

Being an impressive refitted family dining kitchen. Having double glazed window to the rear overlooking the garden and feature ceiling lantern window, door gives access into the rear garden and briefly comprising fitted base units with work surfaces over and fitted matching wall units, large central island with seating overhang and providing further storage, having integrated electric oven, integrated 5 ring gas hob, integrated fridge and freezer, wall mounted central heating boiler, cooker hood with extractor fan, built-in sliding pantry cupboard, wall mounted designer radiator to wall, tiled flooring and doorway giving access into the ground floor bathroom and bedroom four. Wall mounted central heating boiler (the seller advises this was replaced in September 2024).

Conservatory

8' 4" x 6' 1" (2.54m x 1.85m)

Having double glazed French doors leading to the rear garden and tiled flooring.

Ground Floor Bathroom

Being an excellent ground floor bathroom, having tiled flooring, skylight window to ceiling, p-shaped paneled bath with shower over, wall mounted heated towel rail radiator, wall mounted wash hand basin with drawers under, rainfall shower and hand held facility and part tiling to walls.

Ground Floor Bedroom Four

14' 9" MAX x 11' 5" MAX (4.50m MAX x 3.48m MAX)

Having double glazed window to the front, designer radiator to wall and built-in wardrobes.

First Floor Landing

Having doors off to the three bedrooms, double glazed frosted window to the side, loft access and cupboard to wall housing the hot water tank and providing storage.

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)

Having double glazed window to the front, decorative coving to ceiling, built-in wardrobes with mirrored fronts and radiator to wall.

Bedroom Two

11' 1" TO EXCLUDE THE WARDROBES x 9' 4" (3.38m TO EXCLUDE THE WARDROBES x 2.84m)

Having double glazed window to the rear,

radiator to wall and built-in sliding wardrobes with mirrored fronts and coving.

Bedroom Three

9' 9" x 6' 6" (2.97m x 1.98m)

Having double glazed window to the rear and built-in wardrobes with hanging rail and shelving.

Family Shower Room

Having a shower cubicle, wash hand basin with cupboard under, low level flush WC, frosted double glazed window to the rear, radiator to wall and extractor fan.

Outside Front

Having ample driveway providing ample off road parking.

Rear Garden

Being a good sized private and enclosed rear garden with fencing to perimeter, garden laid to lawn, space for shed and gated access to the front of the property.

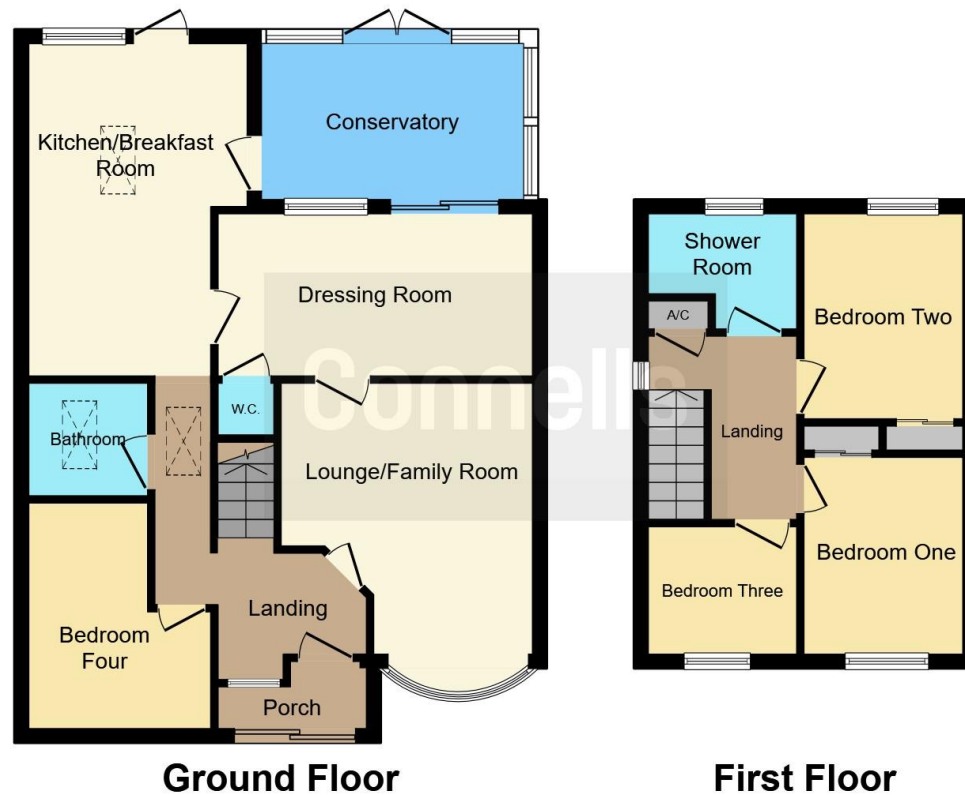
Agents Note

The property benefits from Smart Heating.









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

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EPC Rating: D

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Tenure: Freehold



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