



Connells

Corbridge Road
SUTTON COLDFIELD



Property Description

A deceptively spacious four bedroom extended detached family home. Set in a popular residential location, close to Royal Sutton Park, in good school catchment area for Primary and Senior school. The property is offered with NO UPWARD CHAIN and is in need of some cosmetic updating. The home has the benefit of good sized driveway and single integral garage. There is an entrance porch opening into a reception hallway. On the ground floor there is a good sized family lounge and separate rear dining room, refitted open plan breakfast dining kitchen and ground floor bathroom. On the first floor landing there are four bedrooms and a family shower room, there is an excellent sized rear garden with garden laid to lawn and being fenced all around. The property benefits from central heating and double glazing. The home has great potential for further expansion (SUBJECT TO PLANNING).

Entrance Porch

Having a double glazed door to the front, giving access into the entrance porch, tiled flooring, spotlights to ceiling and decorative dado railing, pedestrian door gives access into the garage and single glazed internal door gives access into the reception hallway.

Entrance Hallway

Having doors giving access into the lounge, the dining room and the kitchen, radiator to wall, laminate flooring, stairs lead off to the first floor landing and door to useful storage cupboard.

Lounge

21' 8" PLUS THE DOOR RECESS x 10' 11" MAX (6.60m PLUS THE DOOR RECESS x 3.33m MAX)

Having double glazed sliding patio doors leading out onto the rear garden, two radiators to wall, telephone point, TV aerial point, four wall light fittings, ceiling rose, picture rail and coving, feature fire surround with gas fire facility.

Dining Room (Front Reception Room)

16' 9" TO INCLUDE THE BAY x 11' 11" (5.11m TO INCLUDE THE BAY x 3.63m)

Having double glazed walk-in bay window to the front, feature fireplace with gas fire facility, coving to ceiling, decorative dado railing, TV aerial point and two wall light fittings.

Fitted Dining Kitchen

16' 5" MAX x 19' 1" MAX (to include the doors) (5.00m MAX x 5.82m MAX (to include the doors))

Comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over, cupboards under, splash back tiling, integrated electric oven, integrated five ring gas hob with built-in cooker hood and extractor fan over, integrate dishwasher, integrated fridge, decorative coving to ceiling, spotlights to ceiling and floor tiling. There is a dining area which has decorative dado railing,

two radiators to wall, tiled flooring and double glazed French doors leading out onto the rear garden. Doors gives access into a ground floor bathroom.

Ground Floor Bathroom

Having a four piece bathroom suite, having corner bath with mixer tap over, vanity wash hand basin with cupboard under, low level flush WC, shower cubicle with shower facility, built-in wall cabinet, double glazed window to the side, radiator to wall, fully tiled , spotlights to ceiling and extractor fan.

First Floor Landing

Having doors off to the four bedrooms and the family shower room and frosted double glazed window to the side.

Bedroom One

16' 3" x 11' 11" (4.95m x 3.63m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall, telephone point, built-in double wardrobe, dresser unit and coving to ceiling.

Bedroom Two

17' 4" x 9' 7" To front of the wardrobes (5.28m x 2.92m To front of the wardrobes)

Having double glazed walk-in bay window to the front, radiator to wall, built-in wall-to-wall wardrobes, coving to ceiling and decorative ceiling rose.

Bedroom Three

12' 6" PLUS THE DOOR RECESS x 8' 4" (3.81m PLUS THE DOOR RECESS x 2.54m)

Having double glazed window to the side and double glazed French doors to the front giving access to the balcony, decorative picture railing, coving to ceiling, radiator to wall and wall-2-wall wardrobe.

Bedroom Four

7' x 6' 11" (2.13m x 2.11m)

Having double glazed window to the front, radiator to wall, built-in double wardrobe and cupboards over the bed area and laminate flooring.

Family Shower Room

Having frosted double glazed window to the rear, shower cubicle with shower facility, pedestal wash hand basin, full tiling to walls and radiator to wall.

Separate W.C

Having a low level flush WC and frosted double glazed window to the side.

Outside Front

Having driveway providing off road parking, shrubs and tree and having access to the garage,

Garage

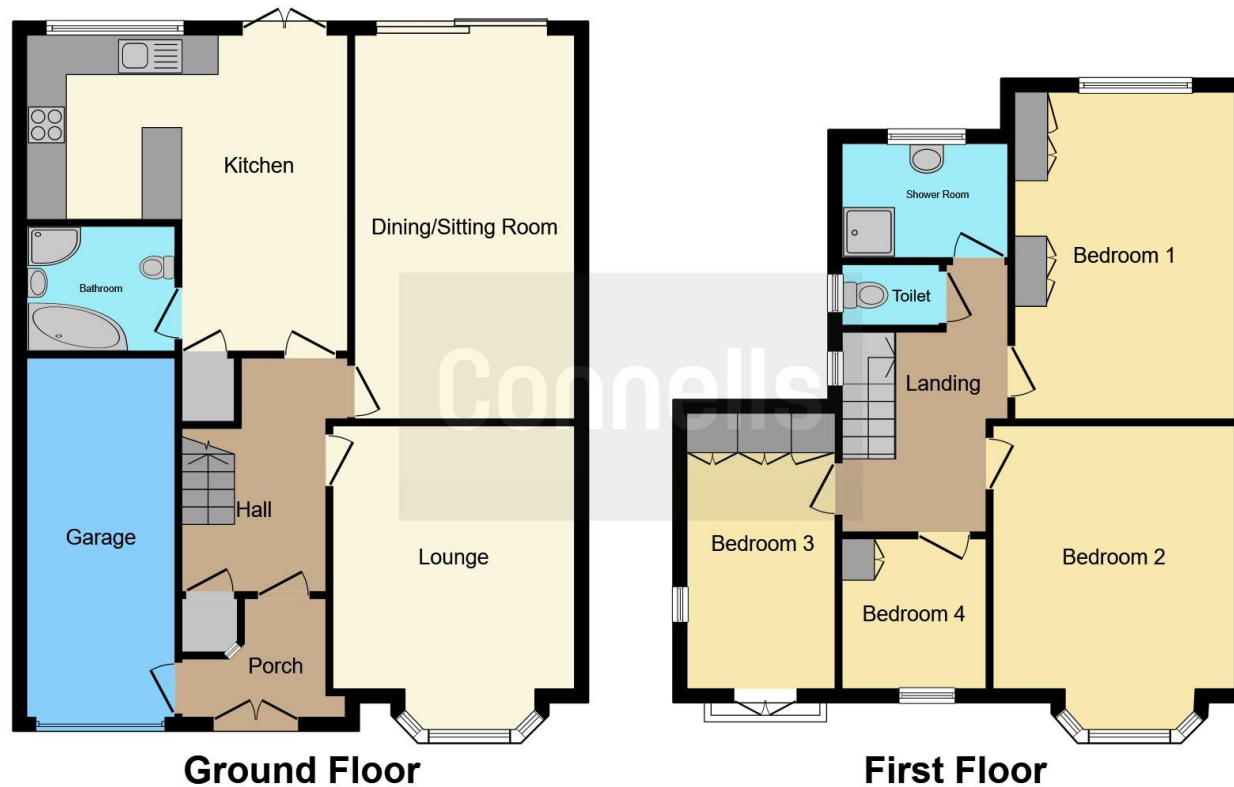
19' 7" x 8' 4" (5.97m x 2.54m)

Having power and lighting, up and over door, single glazed window to the side, wall mounted central heating boiler and housing the gas and electricity meters.









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

Tenure: Freehold

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