



**Connells**

Hampton Close  
Sutton Coldfield



# Hampton Close Sutton Coldfield B73 6RQ

for sale offers in the region of  
**£425,000**



## Property Description

A modern four bedroom family detached home, located in a quiet cul-du-sac location. The home is excellently positioned, close to Princess Alice Retail Park. local primary schools and open parkland. \*\*\*The property is offered with no upward chain\*\*\* The accommodation benefits from having an entrance hallway, with a guest W.C, family lounge, opening into a conservatory, separate dining room, modern fitted kitchen and separate utility room. On the first floor, there is a master bedroom with an en-suite shower room and a further separate family shower room. There is a low maintenance garden, block paved driveway to the front and a single integral garage.

## Entrance Hall

Having door to the front, giving access into the entrance hall, radiator to wall, wooden flooring. Doors give access into the lounge, the dining room and the kitchen, pedestrian door gives access into the garage, door to the guest W.C and stairs lead to the first floor landing.

## Guest W.C

Having a low level flush W.C, wall mounted wash hand basin, frosted double glazed window to the side, radiator to wall and wooden flooring.

## Dining Room

10' 8" TO INCLUDE THE BAY x 8' 8" (3.25m TO INCLUDE THE BAY x 2.64m)

Having double glazed walk-in bay window to the front, radiator to wall, telephone point and wooden flooring.

## Family Lounge

14' 6" PLUS THE DOOR RECESS x 11' 4" MAX (4.42m PLUS THE DOOR RECESS x 3.45m MAX)

Having double glazed sliding patio door, giving access into the conservatory, TV aerial point, radiator to wall, wooden flooring, living flamed gas fire with feature wooden fire surround.

## Conservatory

12' 10" PLUS THE DOOR RECESS x 10' 6" (3.91m PLUS THE DOOR RECESS x 3.20m)

Having ceiling fan, tiled flooring, under-floor heating, double glazed French doors leading out into the rear garden.

## Kitchen

10' 7" x 8' 9" (3.23m x 2.67m)

Briefly comprising a modern fitted kitchen, having fitted based units with work surfaces over, fitted matching wall units and display units. 1 & 1/2 bowl sink and drainer unit with mixer tap over, cupboards under, integrated dishwasher, electric oven, gas hob with extractor fan over, wall mounted central heating boiler, concealed behind matching wall unit, space for a table, wooden flooring and door gives access into the utility room.

### Utility Room

6' 7" TO INCLUDE THE DOOR RECESS x 4' 11" (2.01m TO INCLUDE THE DOOR RECESS x 1.50m)

Having fitted base units and wall units, space and plumbing for a washing machine, wooded flooring, space for a fridge freezer, door gives access to the side garden.

### First Floor Landing

Having double glazed window to the side, loft access, radiator to wall and doors off to the four bedrooms, the family bathroom and the airing cupboard.

### Bedroom One

11' 8" MAX x 10' 3" T OTHE FRONT OF WARDROBES (3.56m MAX x 3.12m T OTHE FRONT OF WARDROBES)

Having double glazed window to the rear, radiator to wall, telephone point, TV aerial point and having a range of built-in wardrobes. Door gives access onto the en-suite shower room.

### En-Suite Shower Room

Having shower cubicle. wash hand basin, low level flush W.C, extractor fan, frosted double glazed window to the rear, radiator to wall and tiling to walls.

### Bedroom Two

11' 4" x 8' 1" MAX (3.45m x 2.46m MAX)

Having double glazed window to the rear, radiator to wall and built-in double wardrobe.

### Bedroom Three

9' 3" TO INCLUDE THE RECESS x 8' 11" (2.82m TO INCLUDE THE RECESS x 2.72m)

Having double glazed door leading to the front, radiator to wall and built-in wardrobes.

### Bedroom Four

11' 6" x 5' 9" (3.51m x 1.75m)

Having two double glazed windows to the front, built-in wardrobe and radiator to wall.

### Family Shower Room

Having shower cubicle with rainfall shower and hand-held over, pedestal wash hand basin, low level flush W.C, frosted double glazed window to the side, wall mounted heated towel rail radiator, full tiling to walls and extractor fan.

### Outside Front

Having driveway providing off road parking and gated access into the rear garden.

### Rear Garden

Having fencing to perimeter, garden laid to lawn, patio area, block paved patio area, gated side access to the front of the property, outside tap and space for a shed.

### Garage

15' 11" x 8' (4.85m x 2.44m)

Having power and lighting, up-and-over door and pedestrian door giving access into the hallway.















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**EPC Rating: D**

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Tenure: Freehold



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