



Connells

Upper Holland Road
SUTTON COLDFIELD

Upper Holland Road SUTTON COLDFIELD B72 1SU

for sale offers over
£485,000



Property Description

A well-presented and characterful four-bedroom, three-story Victorian mid-terrace house located in the heart of Sutton Town Centre. The property is close to local amenities, such as Royal Sutton Park, Rectory Park, and Newhall Hall Valley Country Park, and it is also close to main rail and road transport links. The property is in an excellent school catchment area for primary and senior schools. The accommodation comprises a driveway to the front for one car and has an electric car charger point. There is an entrance vestibule to access the reception hallway. There is an excellent-sized lounge with access to a separate dining area. There is an impressive fitted family dining kitchen with a central island and feature skylight ceiling lantern; the fitted family dining kitchen gives open-plan access into an extended family room, including an additional skylight ceiling lantern, to the rear of the extended family room there are bi-fold doors that overlook the rear garden. There is also a guest W.C. on the ground floor. The first floor has a landing with three good-sized bedrooms and a family bathroom. The top floor is the main bedroom suite, with a double bedroom, an en-suite shower room, and a separate utility/ironing room. The low-maintenance landscaped rear garden includes a log cabin-style summerhouse and garden shed, providing flexible use.

Entrance Vestibule

Having composite door to the front, giving access into the entrance vestibule. Having gas meter to wall, internal single glazed door giving access into the reception hallway.

Entrance Hallway

An impressive hallway with feature archway, there is a single glazed window, over the door giving additional lighting into the hallway, coving to ceiling, decorative picture railing, stairs to the first floor landing and doors lead to the lounge, the dining area and the refitted dining kitchen.

Family Lounge

12' 2" PLUS THE BAY x 12' 5" IN TO THE RECESS (3.71m PLUS THE BAY x 3.78m IN TO THE RECESS)

Having double glazed walk-in bay window to the front, feature fire surround with cast-iron insert and hearth, decorative ceiling rose, coving to ceiling, picture railing and square archway giving access into the dining area.

Dining Area

13' 1" x 10' 6" MAX (3.99m x 3.20m MAX)

Having feature fire surround with cast-iron insert and tiled hearth, laminate flooring, radiator to wall, decorative ceiling rose, decorative picture railing and built-in shelving to alcoves, doorway gives access into the family dining kitchen.

Dining Kitchen

14' 7" x 15' 2" (4.45m x 4.62m)

This room can be accessed by either the main hallway or the dining area. Is an impressive refitted kitchen, having fitted base units with wood block work surfaces over, fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under, integrated four ring induction hob and integrated double electric oven. feature ceiling lantern, space and plumbing for dishwasher, built-in wine rack, space and plumbing for a fridge freezer, spotlights to ceiling, central

island with seating overhang and providing excellent storage with built-in power socket. Archway and open access into the family room to the rear.

Family Room

14' 7" x 19' 2" PLUS THE DOOR RECESS (4.45m x 5.84m PLUS THE DOOR RECESS)

An impressive extended family room accessed from the kitchen. Having laminate flooring, one wall mounted designer radiator to wall, two further radiators to wall, ceiling lantern and bi-fold doors leading onto the rear garden, door gives access into the utility area and guest W.C.

Guest W.C

Having low level flush W.C, wash hand basin, wall mounted heated towel rail radiator and spotlights to ceiling.

Utility

3' 7" x 18' 4" PLUS THE DOOR RECESS (1.09m x 5.59m PLUS THE DOOR RECESS)

Having spotlights to ceiling, wall mounted central heating boiler, double glazed door to the rear giving access onto the rear garden and wooden door giving access to the front and having laminate flooring.

First Floor Landing

Having doors off to the three bedrooms and the family bathroom. Stairs lead to the second floor landing.

Bedroom One

18' 5" MAX x 127' (5.61m MAX x 38.71m)

Having two double glazed window to the front, wall mounted designer radiator to wall, feature fireplace with cast-iron insert and hearth and tiled hearth.

Bedroom Two

12' 6" x 13' 1" (3.81m x 3.99m)

Having double glazed window to the rear and radiator to the wall.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

Having double glazed window to the rear overlooking the rear garden and wall mounted radiator.

Family Bathroom

Briefly comprising a four piece white bathroom suite, having paneled bath with central mixer tap over, shower cubicle with rainfall and hand-held mixer, wall mounted wash hand basin with cupboards under, tiled flooring, extractor fan, spotlights to ceiling an frosted double glazed window to the side.

Second Floor Landing

Master Bedroom / Bedroom Four

16' 11" MAX x 11' 4" (5.16m MAX x 3.45m)

Having double glazed window to the front, built-in double wardrobes, built-in storage and door access onto the en-suite shower room and door gives access into a separate utility / ironing room.

En-Suite Shower Room

Having shower cubicle, low level flush W.C, wall mounted wash hand basin with two draws under, extractor fan to wall and skylight window to ceiling.

Utility / Ironing Room

8' 3" x 5' (2.51m x 1.52m)

Having sloped ceiling, velux skylight window to the front, wood block work surface, space and plumbing for a washing machine and power.

Outside Front

Having driveway providing off road parking for one car. Electric car charger point. On street parking on a 1st come 1st serve basis along parts of Upper Holland Road.

Rear Garden

Being a low maintenance rear garden with UPVC decked area, fencing to the side and rear, space for a summer house and storage shed space to the side. garden laid to lawn









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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Tenure: Freehold

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