



Connells

Springfield Road  
Sutton Coldfield





## Property Description

An immaculately and extended 3 bedroom, end terraced home. The 3rd bedroom is situated on the ground floor and offers flexible living. Located on a large corner plot with potential for further extension (subject to planning). The home benefits from having a double garage with automatic up and over door. Large block paved driveway providing ample off-road parking. The plot is deceptively spacious from the front of the property and the accommodation comprises an entrance hallway, a ground floor bedroom 3 providing flexible space, an extended fitted breakfasting kitchen, a utility room and good sized family lounge with ceiling lantern and bi-folds onto the garden. On the 1st floor there are 2 double bedrooms and a refitted family bathroom. Outside the property benefits from having a good sized rear garden with outdoor log cabin providing an excellent summer house space and outdoor seating. Located in an excellent school catchment area for both primary and senior schools. Currently with views over open fields to the front and with convenient access to main road and bus transport links and local amenities.

## Entrance Hall

Having double glazed door to the front giving access into the hallway. Having 2 double glazed windows to the front and stairs lead to the 1st floor landing. Doors to the ground floor bedroom 3 and fitted kitchen.

## Ground Floor W.C

Having low level W.C and wash hand basin.

## Ground Floor Bedroom 3

10' 4" into the bay x 16' 10" maximum ( 3.15m into the bay x 5.13m maximum )

Having double glazed walk in bay window to the front. Double glazed window to the side. Radiator to wall. Ceiling fan. Built-in wardrobes.

## Breakfasting Kitchen

16' 5" includes walkway excl recess x 21' 6" plus door recess ( 5.00m includes walkway excl recess x 6.55m plus door recess )

Briefing comprising modern refitted kitchen. Having fitted base units with work surfaces over. Fitted matching wall units. Decorative splash back tiling. Built-in display units. Sink and drainer unit with mixer tap over. Cupboards under. Radiator to wall. Space and plumbing for a washing machine. Space for a range cooker. Spotlights to ceiling. Built-in cooker hood. Space and plumbing for a dishwasher. Laminate floor. Door gives access into the utility room and door gives access onto the front driveway. Open access into the family lounge. Sliding double glazed doors giving access to the rear garden.

## Utility Room

5' 3" x 6' 3" ( 1.60m x 1.91m )

Having fitted base units with work surfaces over and fitted matching wall units. Mixer tap over, cupboards under. Tiled floor. Space and plumbing for a washing machine and space for a drier. Work surfaces, fully tiled. Door gives open access to the kitchen.

## Family Lounge

14' 3" maximum plus door recess x 15' 7" ( 4.34m maximum plus door recess x 4.75m )

Being an excellent sized room having double glazed window to the front. Having ceiling window lantern providing excellent lighting to the family lounge and bi-fold doors onto the rear garden. TV ariel point. Spotlights to ceiling. Open access to the kitchen.

## 1st Floor Landing

Having 2 built-in storage cupboards on the landing with built-in cupboards over, providing excellent storage space. Loft access and doors give access into the 2 bedrooms and bathroom.

## Bedroom 1

14' 10" excluding recess x 8' 6" ( 4.52m excluding recess x 2.59m )

A dual aspect room having double glazed window to the front overlooking the open fields and double glazed window to the side. Built-in wardrobes. Radiator to wall. TV ariel point and ceiling fan.

## Bedroom 2

11' 6" x 9' 11" ( 3.51m x 3.02m )

Having double glazed window to the rear overlooking the rear garden. Radiator to wall. Doors to the built-in storage cupboard.

## Bathroom

Being an impressive refitted family bathroom. Having panelled bath with rainfall shower over. Vanity wash hand basin with cupboard under. Low level flush WC. Wall mounted heated towel rail. Radiator to wall. Extractor fan. Frosted double glazed window to the

rear.

## Outside Front

Having a large block paved driveway providing ample off-road parking. Hedge to the front and garden laid to lawn. Gated access to the rear garden and access to the garage.

## Double Garage

20' 4" x 17' 11" ( 6.20m x 5.46m )

Having an automatic up and over door. Power and lighting. Double glazed door to the rear giving access into the rear garden.

## Rear Garden

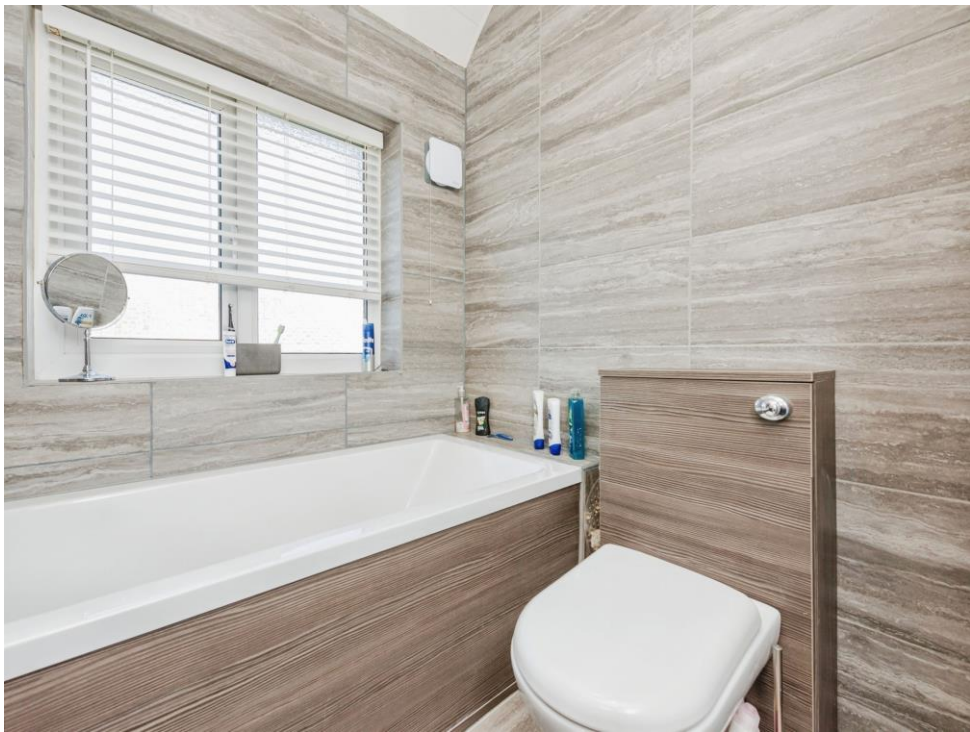
An excellent sized rear garden with large patio area. Steps and pathway leading up to the lawned area. One side of the garden is artificial low maintenance grass, the other side is garden laid to lawn. Fencing to the perimeter and access to an outdoor log cabin.

## Log Cabin

The Log Cabin has open access to a covered area which provides excellent seating with door giving access into a sitting room space. The sitting room space has windows overlooking the rear garden, has power and lighting and is currently used as a Summer House.



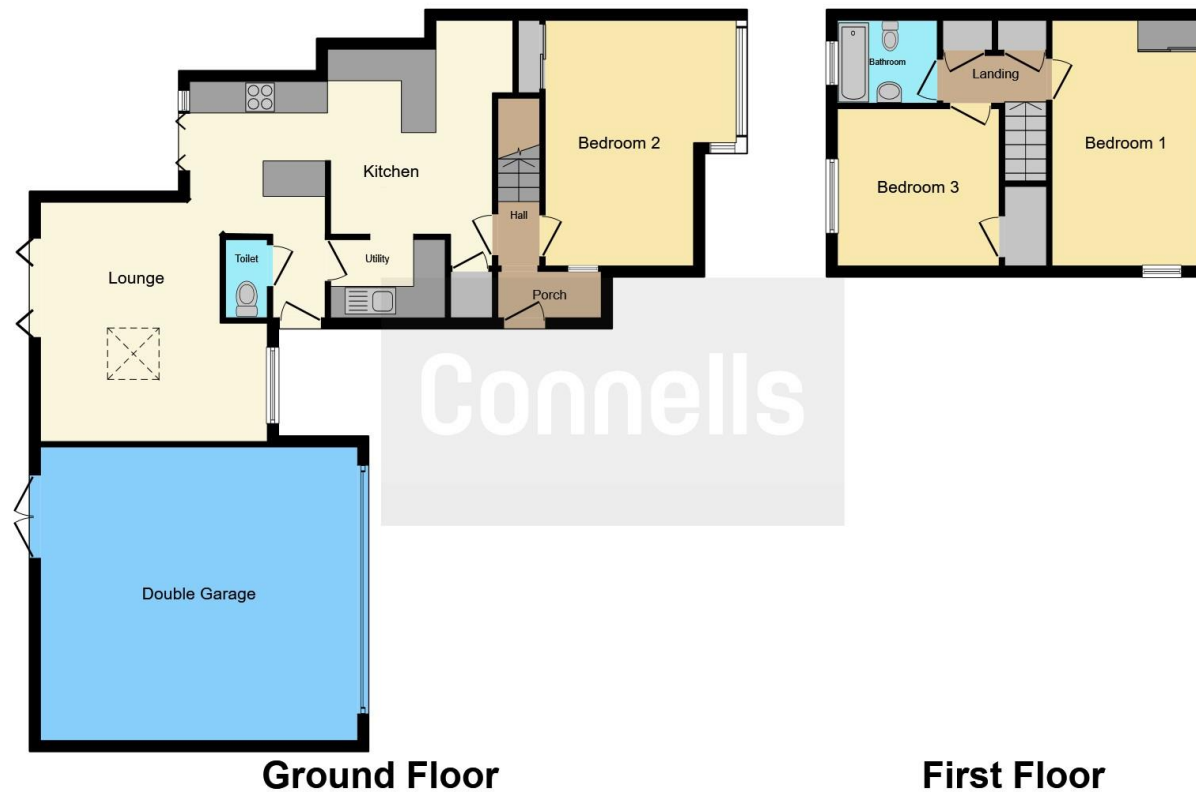












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**EPC Rating: C**

Tenure: Freehold

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