



Connells

Cofield Road
Sutton Coldfield



Property Description

An immaculately presented and refurbished 3 bedroom family semi-detached home, which has been extended to the rear. The property benefits from having double drive off-road parking to the front of the property. There is a reception hallway with stairs leading to the 1st floor landing. There is a good sized family lounge to the front giving access into a dining/family room to the rear, which gives open access into a modern refitted kitchen with some built-in appliances and a separate conservatory, which could be used as an office/playroom. There is a utility room and a guest WC. On the 1st floor landing there is an immaculate refitted family bathroom, 3 good size bedrooms and a good sized mature landscaped rear garden. The property is located in an excellent school catchment area for both primary and senior schools. Close to local amenities and benefits from central heating and double glazing.

Entrance Hall

Having door to the front, giving access into the entrance hall. Radiator to wall. Stairs lead to the 1st floor landing. Door gives access into the family lounge.

Family Lounge

14' 11" Front of the chimney breast x 14' 1" (4.55m Front of the chimney breast x 4.29m)

Having double glazed walk-in bay window to the front. Radiator to wall. TV aerial point. Feature marble fire surround with living flame gas fire. Display recess with lighting and shelving. Cupboard to wall housing electricity meter. Decorative coving to ceiling. Door gives access into the dining/family room.

Dining/Family Room

19' 5" x 8' 4" Maximum (5.92m x 2.54m Maximum)

Having laminate flooring, spotlights to ceiling, double glazed French doors leading to the conservatory. Door off to under stairs cupboard housing the gas boiler and providing excellent storage and archway gives access into the modern refitted kitchen.

Conservatory

19' 4" To both door recesses x 7' 8" (5.89m To both door recesses x 2.34m)

Being UPVC double glazed conservatory with double glazed windows to the side and the rear. 2 ceiling fans. Double glazed door gives access into the rear garden. Tiled flooring, power and lighting.

Refitted Kitchen

11' 10" x 9' 1" (3.61m x 2.77m)

Briefly comprising a modern refitted kitchen having fitted base units with granite work surfaces over and matching decorative up-stand. Fitted matching wall units, double glazed window to the side looking into the conservatory. One and half bowl sink and drainer unit with mixer tap over, cupboards under. Integrated double electric oven, integrated electric hob with glass splash back, cooker hood and extractor fan over. Built-in dishwasher, integrated full-size fridge and separate full size integrated freezer. Spotlights to ceiling and doorway gives access into the utility room.

Utility Room

5' 11" x 6' Plus door recess (1.80m x 1.83m Plus door recess)

Having fitted base units with granite work surfaces over and matching up-stand. Sink and drainer unit with mixer tap over. Space and plumbing for a washing machine. Space and venting for a drier. Double glazed window to the rear opening into the rear garden. Double glazed door gives access into the conservatory and door to the guest WC.

Guest WC

Having low level flush WC, frosted double glazed window to the rear and tiled flooring.

1st Floor Landing

Having doors off to the 3 bedrooms and the family bathroom.

Bedroom 1

12' Plus window x 12' 1" To incl dressing table (3.66m Plus window x 3.68m To incl dressing table)

Having double glazed window to the front with built-in box seat and drawer storage under. 2 built-in double wardrobes and built-in dressing table. Radiator to wall.

Bedroom 2

12' x 8' 5" (3.66m x 2.57m)

Having double glazed window to the rear, radiator to wall and decorative picture railing

Bedroom 3

10' To include recess x 6' 10" (3.05m To include recess x 2.08m)

Having double glazed window to the front, radiator to wall, decorative picture railing. Built-in cupboard over the bulk head of the stairs, having hanging rail and providing storage.

Family Bathroom

Briefly comprising a 3 piece family bathroom suite having panelled bath with rainfall and hand-held shower over. Low level flush WC, vanity wash hand basin with built-in cupboards. Wall mounted heated towel radiator. Floor tiling and tiling to walls. Frosted double glazed window to the rear.

Outside Front

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

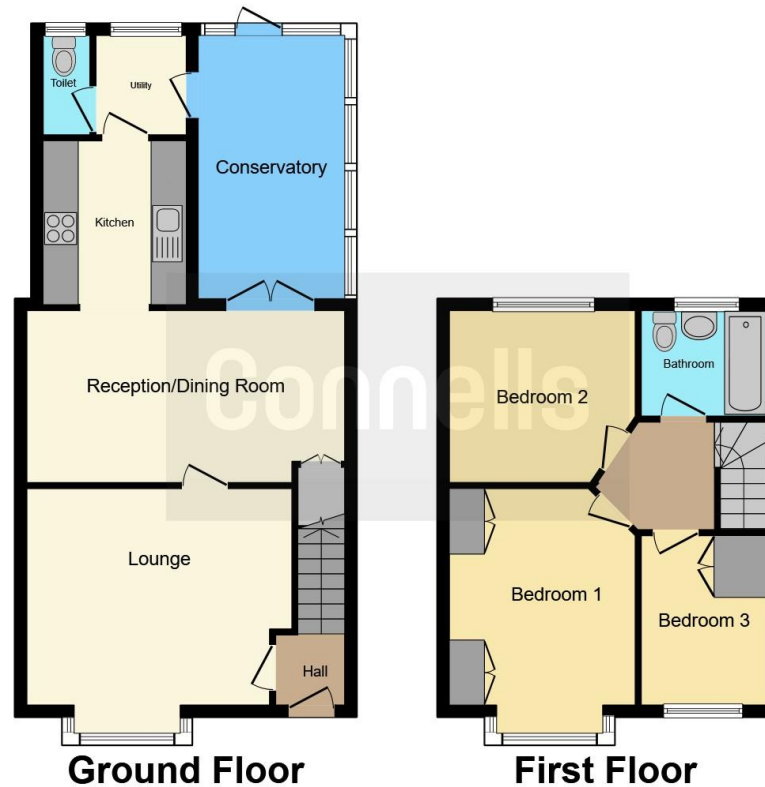
Rear Garden

Being an excellent sized rear garden with garden laid to lawn, fencing to the sides and rear. Various mature plants and shrubs.









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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