



**Connells**

Avery Road  
Sutton Coldfield





### Property Description

A well presented 4 bedroom family detached home located at the end of a popular road, close to Royal Sutton Park. In an excellent school catchment area and close to the local amenities of Princess Alice Retail Park. The accommodation benefits from having an entrance porch which leads into a reception hallway, having a feature staircase with glass balustrade leading to the 1st floor landing. On the ground floor there is a dual aspect family lounge/diner giving use of both the front and the rear, modern refitted kitchen, a side cupboard area with excellent storage space and a ground floor guest WC. On the 1st floor there is a refitted family bathroom and 4 good sized bedrooms. There is double driveway to the front providing ample off-road parking, access to a garage and to the rear there is a pleasant, private and enclosed rear garden. The property benefits from having central heating and double glazing.

### Entrance Porch

Having a double glazed door to the front and double glazed window to the front sides giving access into the entrance porch. With internal double glazed door giving access into the reception hallway.

### Reception Hallway

Having glazed doors off to the lounge and the kitchen bring extra light into the hallway. Frosted double glazed window to the side, radiator to wall, laminate flooring, decorative coving and ceiling rose. Door to the guest WC. Stairs with glass panelled balustrade lead to the 1st floor landing'

### Guest WC

Having low level flush WC, wall mounted wash hand basin with built-in cupboard under. Frosted double glazed window to the side. Wall mounted heated towel rail radiator. Wall mounted central heating boiler.

### Family Lounge /Diner

23' 11" x 11' 9" ( 7.29m x 3.58m )

Being a superb sized dual aspect family lounge/diner. Having double glazed bow window to the front overlooking the front driveway and sliding double glazed patio door leading into the rear garden with double glazed picture window to the side. 2 radiators to wall. Feature wooden fire surround with marble inset and hearth and electric fire facility, decorative coving to ceiling and serving hatch into the kitchen.

### Refitted Kitchen

13' 7" To include the recess x 9' 10" ( 4.14m To include the recess x 3.00m )

Being a modern and refitted kitchen. Having fitted base units with square edge work surfaces over and fitted matching wall units. Double glazed window to the rear overlooking the rear garden. One and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under and splash back tiling. Integrated double electric oven and integrated gas hob with built-in cooker hood and extractor fan over. Space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a drier. Coving to ceiling, spotlights to ceiling. Laminate flooring. Door to the side giving access into the side covered area.

## Side Covered Area

15' 5" x 2' 10" ( 4.70m x 0.86m )

Providing excellent storage space. Having double glazed door to the front onto the driveway and double glazed door to the rear giving access into the rear garden. Having power and lighting.

## 1st Floor Landing

Having doors off to the 4 bedrooms and the family refitted bathroom

## Bedroom 1

13' 10" Maximum x 11' 11" ( 4.22m Maximum x 3.63m )

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

## Bedroom 2

9' 9" x 7' 9" ( 2.97m x 2.36m )

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

## Bedroom 3

13' 9" x 6' 8" ( 4.19m x 2.03m )

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

## Bedroom 4

9' 10" x 6' 8" ( 3.00m x 2.03m )

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

## Family Bathroom

Briefly comprising a 3 piece white bathroom suite. Having been refitted and having P shaped panelled bath with mixer tap over. Low level flush WC, vanity wash hand basin

with built-in cupboard under providing storage. Laminate flooring. Frosted double glazed window to the rear. Wall-mounted bathroom cabinet powered for lighting and shaver socket'

## Outside Front

Having block paved driveway providing off-road parking for 3 cars (subject to car size).Planted area and access to the front of the property and access to the garage.

## Garage

18' x 7' 5" ( 5.49m x 2.26m )

The garage is to the side of the property and has up and over door. Power and lighting. Full-width double doors to rear.

## Rear Garden

Being a pleasant, private and enclosed rear garden. Having garden laid to lawn. Planted shrubs and borders. Fencing to the side and rear and large garden shed with mains power socket and lighting.

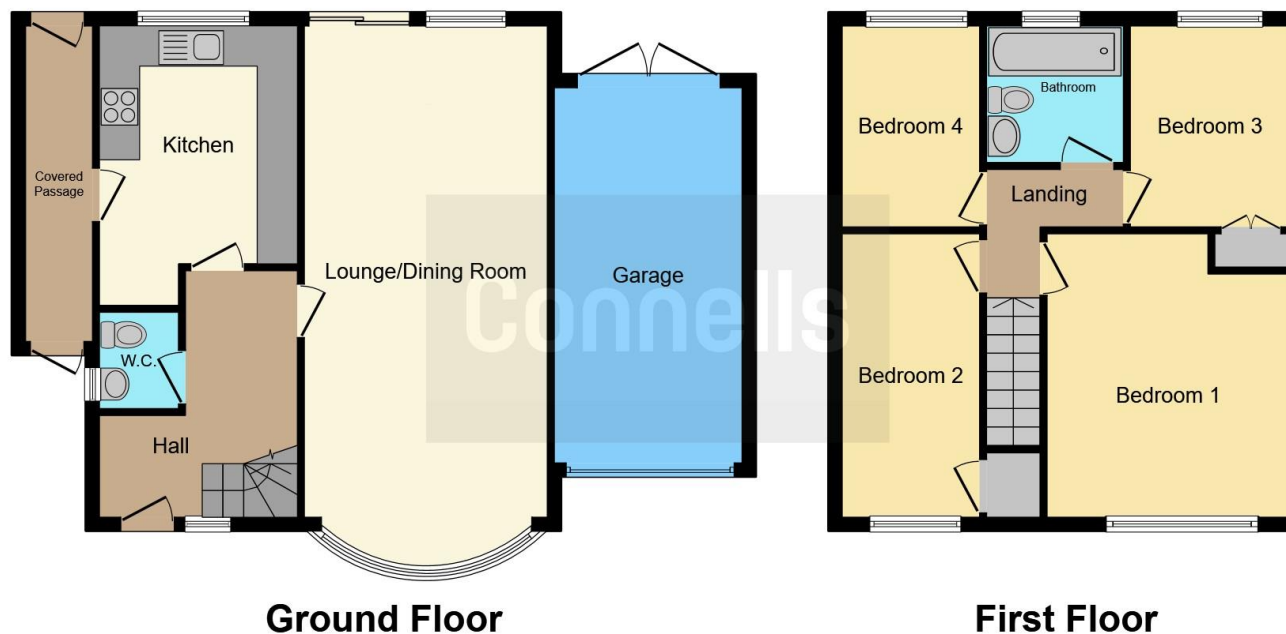












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**EPC Rating: C**

Tenure: Freehold

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