



Connells

Oaklands Road  
Sutton Coldfield





### Property Description

A unique opportunity to buy an excellently located substantial 3 double bedroom traditional style family detached home sat on a large wraparound plot with gardens to front, sides and rear. The property benefits from having ample off-road parking and a double garage with parking to the rear of the double garage. The accommodation comprises a main reception hallway, family lounge, a separate sizeable dining room and a study. Off of the rear hallway there is an additional 3rd reception room and a good size family breakfasting kitchen. On the 1st floor landing there is ample storage, a master bedroom with en-suite bathroom, a further bedroom with en-suite facilities and a separate family bathroom. The property requires some cosmetic updating, has a wealth of character features and has superb potential for further expansion (subject to planning).

### Main Hallway

The main hallway is at the side of the property and has feature oak door leading into the hallway area. Radiator to wall. Stairs lead to 1st floor landing and doors give access into the family lounge, the dining room, the study and the inner hallway. Feature parquet flooring.

### Guest WC

Having low level flush WC, wash hand basin, single glazed window to the side and radiator to wall.

### Family Lounge

18' 1" x 13' 11" Maximum ( 5.51m x 4.24m Maximum )

Having 3 windows, 2 radiators to wall. Having double glazed window to the rear and double glazed door gives access into the rear

garden. Feature beam work, feature fireplace with open fire facility and double glazed bay window to the side.

### Dining Room

14' 11" x 15' 10" Maximum ( 4.55m x 4.83m Maximum )

Having double glazed window to the rear. 2 radiators wall. Coving to ceiling. Excellent views over the rear garden.

### Study

7' x 6' 1" ( 2.13m x 1.85m )

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

### Inner Hallway

This is situated to the side of the property which gives access from the main driveway and garage area. Having single glazed door to the front. Radiator to wall. Door gives access into the kitchen and door gives access into the rear garden. Internal door giving access into reception room 3.

### Kitchen

14' 10" Plus door recess x 12' ( 4.52m Plus door recess x 3.66m )

Comprising a fitted kitchen having fitted base units with work surfaces over with matching upstand, fitted matching wall units. 2 double glazed windows to the front overlooking the driveway and the garden. One and a half bowl sink and drainer unit with mixer tap over, cupboards under. Decorative splash back tiling. Integrated double electric oven and integrated electric hob with built-in cooker hood and extractor fan. Integrated dishwasher, space for a fridge/freezer. Radiator to wall. Space for a table. Having built-in storage cupboard and door gives access into an inner hall.

### Reception Room 3

19' 11" Maximum x 8' 5" ( 6.07m Maximum x 2.57m )

Having double glazed window to the front. Radiator to wall. Double glazed doors give access into the garden. There is loft access and internal door gives access into the double garage.

### First Floor Landing

Having door into a built-in storage space, along the stairs which provides excellent storage. There are doors that give access off to the 3 bedrooms, cupboard to wall housing the boiler and the family bathroom.

### Bedroom 1

12' 10" To the front of the wardrobes x 13' 1" To exclude the doorway ( 3.91m To the front of the wardrobes x 3.99m To exclude the doorway )

Having double glazed window to the rear overlooking the rear garden. 2 double glazed windows to the front. Radiator to wall. 2 built-in eve storage cupboards providing excellent storage space and door gives access into the en-suite shower room.

### En-Suite Shower Room

Having shower cubicle with electric shower facility. Low level flush WC, wash hand basin, extractor fan. Built-in wardrobes with mirrored fronts. Part tiling to walls and frosted double glazed window to the front.

### Bedroom 2

10' 5" x 11' 9" ( 3.17m x 3.58m )

Having double glazed window the front. Radiator to wall. Decorative dado railing and door gives access into the en-suite shower room.

### En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush WC, shaver point, frosted double glazed window to the front.

### Bedroom 3

14' 11" To the rear of wardrobes x 11' 11" ( 4.55m To the rear of wardrobes x 3.63m )

Having double glazed window to the rear overlooking the rear garden. Radiator to wall. Built-in double wardrobes.

### Family Bathroom

Being a separate family bathroom having panelled bath, pedestal hand wash basin, low level flush WC, radiator to wall, part tiling to walls and frosted double glazed window to the front.

### Outside

The property benefits from being on an excellent size plot with a wraparound garden. Having brick built worn hedging to the front and fencing around the perimeter. Being a very mature and herbacious rear garden with gardens laid to lawn, various mature plants and shrubs and trees. Patio areas. Planted borders. Driveway being a good size driveway, providing ample off-road parking and access to the garage.

### Double Garage

19' Plus the recess x 17' 10" ( 5.79m Plus the recess x 5.44m )

Having 2 sliding doors giving access into the garage area. Having space and plumbing for a washing machine, stainless steel sink and drainer unit with tap over. Single glazed window to the side and double doors give access into the rear garden and further parking area to the rear of the double garage. Access to excellent storage space.















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Tenure: Freehold



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