



Connells

North Drive
Sutton Coldfield



Property Description

A well presented 3 bedroom spacious family semi-detached home located in a quiet cul-de-sac location close to heart of Sutton Town Centre. Offered with NO ONWARD CHAIN. In an excellent school catchment area for both primary and senior schools. Excellently located for easy access to Sutton Coldfield Train Station, Rectory Park and Royal Sutton Park, Good Hope Hospital and the amenities of Sutton Town Centre. Having a great sized driveway providing off road parking for a minimum of 4 cars. The home benefits from having an entrance porch which opens into a entrance hallway/office, family lounge, rear open plan refitted living kitchen family room with access onto the rear garden. The dining/seating area has a feature fireplace and opens onto an outdoor covered pergola area providing superb outdoor entertaining space. On the first floor landing there are 3 good sized bedrooms and a refitted family bathroom. There is a great sized low maintenance rear garden which overlooks Bishop Vesey Playing fields. Must be viewed.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch area with double glazed window to the front, light facility and cupboard to wall housing the gas and electricity meters. Internal single glazed door gives access into the hallway/office.

Hallway

The hallway currently serves as an office area and has radiator to wall with radiator cabinet, single glazed door gives access into the family lounge. This is an excellent sized space.

Family Lounge

18' 1" To include the stairs x 10' 3" (5.51m
To include the stairs x 3.12m)

Having double glazed windows to the front and side. Radiator to wall with radiator cabinet, telephone point, TV aerial point, stairs lead to the 1st floor landing, useful understairs storage cupboard and door gives access into the open plan kitchen/living/family room.

Kitchen/Living/Family Room.

20' 1" Plus door recess x 17' 10" (6.12m
Plus door recess x 5.44m)

Comprising an excellent sized open plan kitchen/living/family room space. The kitchen area benefits from having a modern refitted kitchen having fitted base units with work surfaces over and fitted matching wall units. Double glazed window to the side. Sink and drainer unit with mixer tap over, cupboards under and splash back. Integrated electric oven, integrated induction hob and built-in cooker hood and extractor fan. Integrated washing machine, integrated dishwasher, integrated fridge and 2 integrated freezers. Wall mounted designer radiator to wall. Spotlights to ceiling. Feature central island area with built-in storage and overhang seating. Double glazed French doors give access into the garden and double glazed door gives access to the side. There is an excellent sized dining/living area which has a feature fireplace with feature beam and tiled hearth and has gas fire point and a feature style gas log burner. 2 skylight windows and laminate flooring. Off the dining area double doors open out to a covered outdoor seating area.

Covered Outdoor Seating Area

The covered outdoor seating area benefits from providing an additional space to sit in the garden.

First Floor Landing

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

Bedroom 1

14' 2" x 10' 5" (4.32m x 3.17m)

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

Bedroom 2

10' 5" x 10' 2" (3.17m x 3.10m)

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

Bedroom 3

11' 8" x 7' 2" (3.56m x 2.18m)

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

Family Bathroom

Briefly comprising a refitted family white bathroom suite having P shaped paneled bath with rainfall and hand-held shower over. Wash hand basin, low level flush WC, all walls fully tiled, wall mounted heated towel radiator, extractor fan, spotlights to ceiling, cupboard to wall housing wall mounted central heating boiler and providing storage, frosted double glazed window to the rear.

Outside Front

To the front of the property is there is an excellent sized driveway providing multi-vehicle parking. There is gated access to the side of the property leading into the rear garden. Planted area and access to the garage. The driveway would take a minimum of 4 cars (subject to car size).

Garage

15' x 7' 1" Maximum (4.57m x 2.16m Maximum)

Having remote controlled roll up and over door. Having double glazed door at the side giving access into the rear garden and having power and lighting.

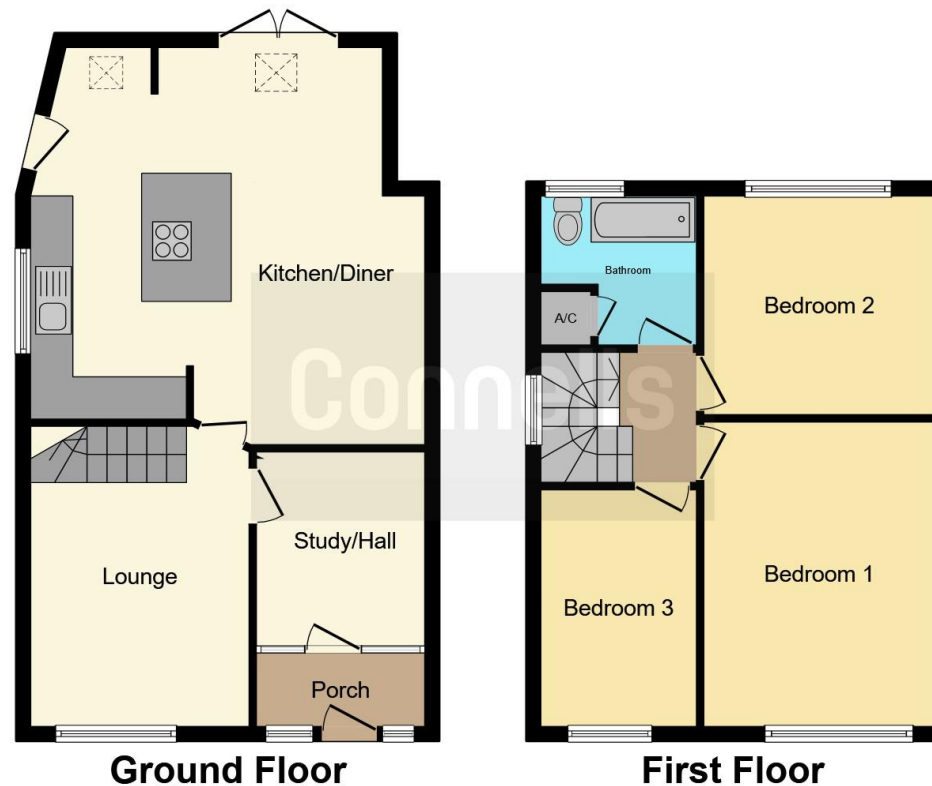
Rear Garden

Being a superb sized rear garden. Having garden laid to lawn, being a low maintenance rear garden and having perimeter fence edging. Various trees, plants and shrubs. Views on to Bishop Vesey School Private Playing Fields.









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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