



Connells

Springfield Road
SUTTON COLDFIELD



Property Description

An immaculately presented and characterful three bedroom cottage style end terrace home located on a excellent size corner plot position on the corner of Springfield Road and Lindridge Road. Having many character features yet modern and contemporary feel. In an excellent school catchment area for both primary and senior schools. Good access to main road and motorway transport links. There is an excellent sized garden to the front, side and the rear with potential for further expansion (subject to planning). There is a good size driveway to the side of the property off Lindridge Road providing excellent off-road parking. The accommodation comprises a entrance vestibule area opening into a good size sitting room. Off the sitting room there is a utility room and ground floor guest WC. There is an excellent size dual aspect family lounge overlooking the front and rear gardens and an separate refitted and extended triple aspect family dining/kitchen. On the first floor landing there are doors giving access into two double bedrooms and a family bathroom. Off of the landing there is a master bedroom suite which has the benefit of having a flexible space which could be used as an office or nursery which in turn gives access to the master bedroom with en-suite shower room. There is excellent sized gardens to the front, to the side and to the rear which are mature, landscaped and herbaceous.

Entrance Porch

Being a cottage style entrance porch. Having composite door to the front giving access into the porch area with solid oak floor. Open access into a sitting room/snug. Oak staircase

with glass balustrading leading to the first floor landing. Door gives access into the utility room and glazed door gives access into the dual aspect family lounge.

Family Lounge

18' 11" x 11' 11" maximum (5.77m x 3.63m maximum)

Having double glazed window to the front overlooking the front garden and double glazed patio doors lead into the rear garden. Feature wooden fire surround and fireplace with tardin set in hearth and having open fire facility. Radiator to wall, decorative ceiling rose, coving to ceiling, solid oak wood flooring and glazed door gives access into the extended dining/kitchen.

Extended Dining/Kitchen

18' 2" x 10' 10" (5.54m x 3.30m)

Comprising a modern refitted kitchen having fitted base units with square edge work surfaces over with matching upstand, fitted matching wall units, double glazed windows to the front, side and rear. Sink and drainer unit with mixer tap over, cupboards under. Two built-in electric ovens, built-in five ring electric ceramic hob with cooker hood and extractor fan over. Integrated dishwasher, built-in wine rack, integrated fridge and freezer, radiator to wall, space for a dining table, spotlights to ceiling and double glazed door gives access into the rear garden.

Reception/Hall

Having double glazed window to the front, radiator to wall, solid oak floor. Access into the utility room

Utility Room

11' 1" x 8' 5" (3.38m x 2.57m)

Having space and plumbing for a washing machine and venting for a drier. Solid oak flooring, double glazed window to the rear, double glazed door gives access into the rear garden. Built-in storage cupboard and door gives access to the guest WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin with built-in cupboard under, frosted double glazed window to the rear.

First Floor Landing

Having doors off to the master bedroom suite with office/nursery and two further double bedrooms and a refitted family bathroom

Office/Nursery

9' 1" x 8' (2.77m x 2.44m)

Having cupboard to wall providing shelving and storing and housing wall mounted central heating boiler. Double glazed window to the rear overlooking the rear garden, radiator to wall and coving to ceiling. This room is a flexible space and could be used as a nursery but is currently used as an office. Door gives access into the master bedroom.

Master Bedroom Suite

14' 5" plus the wardrobes x 10' 11" (4.39m plus the wardrobes x 3.33m)

Being a dual aspect room having double glazed window to the front and to the side. Having radiator to wall, telephone point to

wall, built-in wall to wall wardrobes providing excellent storage space. Door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with electric shower facility, low level flush WC, wall mounted wash hand basin with drawer unit under and skylight window.

Bedroom Two

12' maximum x 10' 8" plus the walkway (3.66m maximum x 3.25m plus the walkway)

Having double glazed window to the front, radiator to wall, TV aerial point and two built-in double wardrobes, coving to ceiling.

Bedroom Three

12' 9" maximum x 11' 3" maximum (3.89m maximum x 3.43m maximum)

Having two double glazed window to the front with fantastic views to the front, radiator to wall, TV aerial point.

Outside Front

Having pathway leading to the front of the property. Having gate giving access, hedge to the front and sides, garden laid to lawn, mature plants and shrubs. There is a good sized side garden with hedge leading to the side parking. To the side parking there is tarmacadam driveway providing off-road parking for several cars and accessed off Lindridge Road.

Rear Garden

Being a mature and landscaped rear garden with patio area. Stairs lead up to the garden laid to lawn, planted borders, fencing to the side and rear, gated side access to parking. Mature plants, trees and shrubs. An excellent sized rear garden.









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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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