



Connells

Myring Drive
Sutton Coldfield



Property Description

A stunningly presented 4 bedroom detached property, with self contained 1 bedroom annex attached to the side. This property boasts a stunning interior, with recently refitted flooring and newly decorated throughout. Being walking distance to Sutton Coldfield Town Centre and Good Hope Hospital, the location of this home is fantastic. As well as local amenities, main road links and train stations are easily accessible by car or foot, making for comfortable, modern living. Downstairs comprises of a large hallway with a newly fitted downstairs toilet and offers access to the kitchen, living space and dining area. The spacious kitchen with modern appliances is a real feature in the property, with a stylish 5 ring gas hob with electric oven, built in microwave and integrated fridge freezer. The generous living room with mounted wall lights leads into a bright home office area, with separate dining room to the side. The main feature, however, is the recently refitted annex to the side of the property, with double bedroom, separate bathroom and fully self-contained integrated kitchen and appliances. This area would be perfect for older children wanting their own space or an elderly family member who you might want to keep close by.

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.

Lounge

15' 11" x 12' 8" (4.85m x 3.86m)

Spacious living area with laminate flooring throughout and electric fire place to the wall. 2 radiators either side of the room, making for comfy living in the winter. 3 surrounding wall lights and folding door leading to the office room.

Entrance Hallway

A spacious hallway with doors to the kitchen, living room and dining room. Having radiator to the wall and being recently refurbished throughout. Door to the guest WC. Stairs to the 4 bedrooms upstairs.

Guest Wc

Having low level flush WC and wall mounted wash basin. Being fully tiled on the walls and flooring, with towel warmer to the wall and extractor fan.

Kitchen

11' 9" To include the recess x 9' 8" (3.58m To include the recess x 2.95m)

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 front overlooking the driveway. Modern 5 ring gas hob with electric oven underneath and extractor hood above. Integrated dishwasher, fridge freezer and built in microwave. Bay window with radiator to the wall.

Study

9' 2" x 8' 6" (2.79m x 2.59m)

Situated through folding doors off the living room, Radiator to the wall and 2 velux windows on the roof. Double glazed French doors to the garden.

Dining Room

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

Bay window to the rear of the property, with radiator to the wall under window. Currently situates a 6 seater dining table with free standing drinks cabinets.

Annex Bedroom 1

10' 3" x 9' (3.12m x 2.74m)

Space for a double bed and free standing wardrobes. Bay window to the front of the property with radiator to the wall

Annex Bathroom

Fully tiled throughout. Featuring low flush WC and wash basin. Corner shower with rainfall shower head and towel warmer to the wall.

Annex Kitchen/Living Space

24' 4" To include recess x 8' 11" (7.42m To include recess x 2.72m)

Fully integrated kitchen and breakfast bar, with built in microwave and 2 ring induction hob. Integrated fridge and washing machine. 2 radiators at either side of the room. Double glazed patio doors to the garden.

Bedroom 1

12' x 11' 10" (3.66m x 3.61m)

Generous size with space for king sized bed, having fitted wardrobes. Rear facing with radiator under the window.

Bedroom 2

12' x 9' 10" (3.66m x 3.00m)

Space for double bed and free standing wardrobes. Rear facing with radiator under the window.

Bedroom 3

11' 10" x 7' 11" (3.61m x 2.41m)

Space for double bed and free standing wardrobes. Front facing with radiator under the window.

Bedroom 4

9' 11" x 9' 11" (3.02m x 3.02m)

Space for double bed and free standing wardrobes. Front facing with radiator to the wall.

Family Bathroom

Fully tiled with built in walk in shower and rainfall overhead. Low flush toilet with wash basin. Jacuzzi bath tub to the rear with frosted window and all mounted towel warmer

Garage

16' 3" x 7' 11" (4.95m x 2.41m)

Generous garage space with electrics running throughout, having multiple plug sockets on the walls.

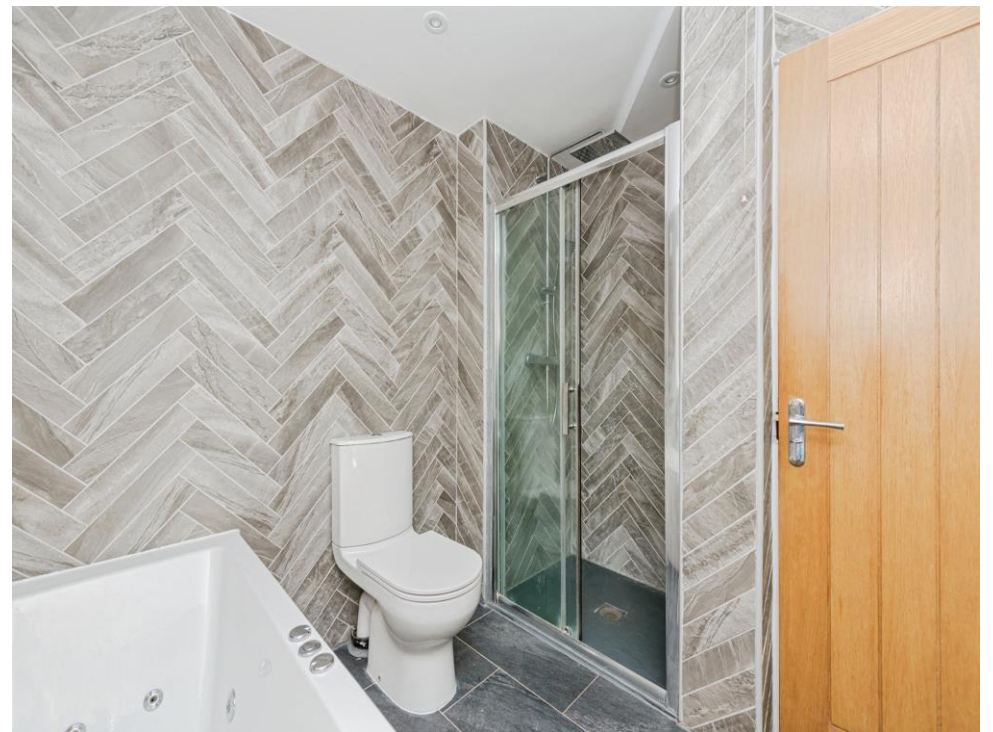
Rear Garden

Mostly grassed with patio area to the side. Outhouse to the rear.

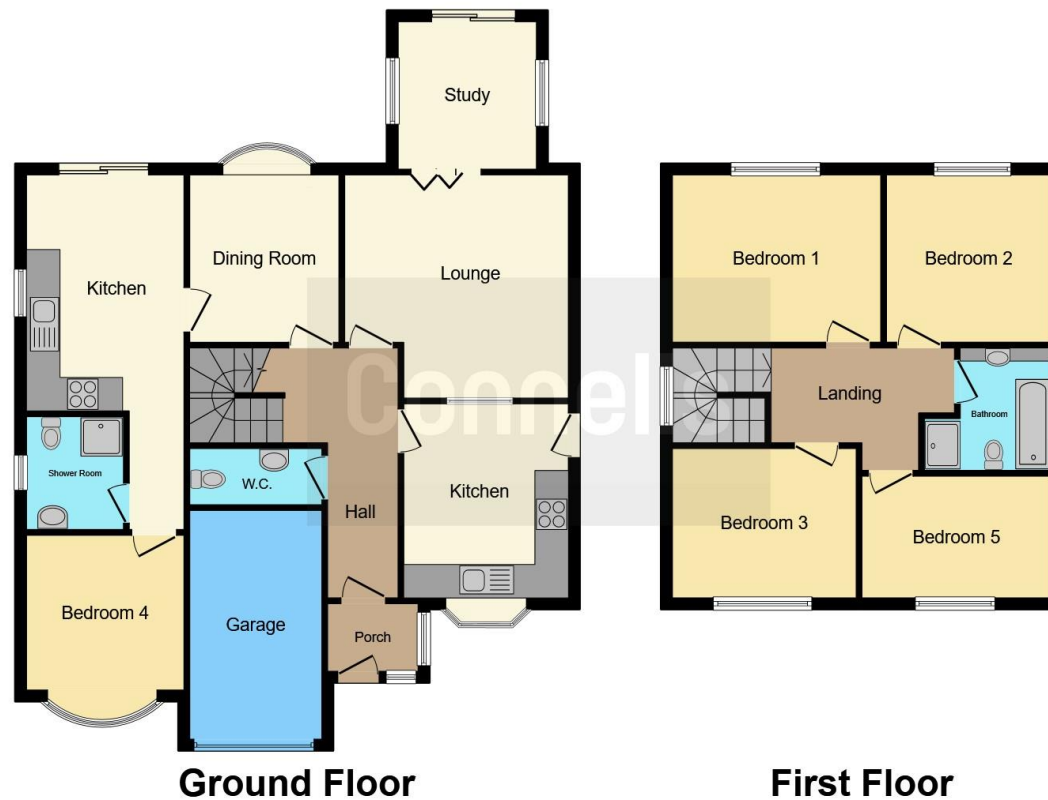
Outhouse

Metal garden shed with electricity running throughout.









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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 Band: E

Tenure: Freehold

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