



Oversley Road Minworth Sutton Coldfield B76 1XB

for sale offers in the region of
£475,000



Property Description

A well presented and extended four bedroom family detached home located in a popular residential location, in an excellent school catchment area and close to open parkland. The property has good access to shopping facilities and main A38 and motorway transport links. THE HOME IS OFFERING NO CHAIN. Having integral garage and good sized driveway. There is an entrance porch leading into an entrance hall, there is an excellent sized family lounge with feature media wall with open access into a second reception area which could be used as a dining room. There is a modern refitted breakfasting kitchen, separate utility room and guest WC and there is an additional family conservatory from the dining area with underfloor heating and opening into the garden. On the first floor landing there is a main bedroom with built-in wardrobes and refitted en-suite shower room, three further bedrooms and a family bathroom. The property has a low maintenance rear garden there is private and enclosed.

Entrance Porch

Having double glazed doors giving access into the entrance porch area with internal door giving access into the entrance hall.

Entrance Hall

Having door to the lounge and stairs to the first floor landing.

Family Lounge

15' 2" maximum to include the recess x 15' 1" (4.62m maximum to include the recess x 4.60m)

Having a double glazed bow window to the front, radiator to wall, telephone point, decorative coving to ceiling, spotlights to ceiling, built-in impressive media wall with TV aerial point, feature stained glass. Open access to the dining area.

Dining Area

15' 1" x 10' 6" plus the door recess (4.60m x 3.20m plus the door recess)

Having double glazed doors giving access into the conservatory, radiator to wall, built-in speaker system to ceiling, coving to ceiling, spotlights to ceiling. Door to understairs storage cupboard providing excellent storage space and door gives access into the impressive fitted kitchen.

Kitchen

16' 5" x 9' 10" (5.00m x 3.00m)

Briefly comprising a modern fitted kitchen having fitted base units with wood work surfaces over, 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, decorative splash back tiling, integrated cooker hood and extractor fan, integrated dishwasher and space for a dual fuel range master cooker, space for a fridge/freezer, radiator to wall, breakfast bar area providing excellent seating space, floor tiling, spotlights to ceiling, door gives access into the guest WC and utility room and double glazed door gives access into the rear garden.

Utility Room

7' 10" x 5' 1" (2.39m x 1.55m)

Having space and plumbing for a washing machine, space for a tumble dryer, radiator to wall, spotlights to ceiling, work surface area, cupboard to wall housing the wall mounted central heating boiler, pedestrian door gives access into the garage and door to the guest WC.

Guest WC

Having low level flush WC, wash hand basin, extractor fan, tiled floor, frosted double glazed window and radiator to wall.

Conservatory

12' 8" maximum x 13' maximum (3.86m maximum x 3.96m maximum)

Being UPVC double glazed conservatory, having double glazed walk-in bay window to the rear, double glazed French doors opening into the rear garden, underfloor heating, Karndean flooring and three wall light fittings, double glazed windows to the side.

First Floor Landing

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

Bedroom One

13' 2" x 8' 10" (4.01m x 2.69m)

Having double glazed window to the front, radiator to wall, built-in double wardrobe with mirrored front, coving to ceiling and door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, low level flush WC, wall mounted wash hand basin. The shower cubicle has rainfall and hand-held shower facility, wall mounted heated towel radiator, extractor fan, spotlights to ceiling, shaver point and full tiling to walls, frosted double glazed window to the front.

Bedroom Two

10' 9" To exclude the recess x 8' 4" (3.28m To exclude the recess x 2.54m)

Having double glazed window to the rear, radiator to wall, space for a wardrobe.

Bedroom Four

7' 10" x 9' 5" maximum to include the recess (2.39m x 2.87m maximum to include the recess)

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

Bedroom Three

14' 3" plus the recess x 7' 9" (4.34m plus the recess x 2.36m)

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

Family Bathroom

Briefly comprising a three piece family bathroom suite having panelled Jacuzzi bath with shower facility over with rainfall and handheld facility, low level flush WC, pedestal wash hand basin, full tiling to walls, wall mounted heated towel radiator and frosted double glazed window to the rear.

Outside Front

Providing block paved driveway with ample off-road parking and access to the garage.

Garage

13' x 8' (3.96m x 2.44m)

Having power and lighting, up and over door and internal door gives access into the utility room.

Rear Garden

Being a low maintenance rear garden with patio area, garden laid to lawn, various plants, shrubs and bushes, gated access to the front, lean-to garden shed and built-in barbecue









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

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310828



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310828 - 0005