



Connells

Water Mill Crescent
Sutton Coldfield

Water Mill Crescent Sutton Coldfield B76 2QP

for sale
£425,000



Property Description

An immaculately presented four bedroom detached modern family home located in a popular residential location of Newhall and close to the Newhall Valley Country Park. The property is in a good school catchment area and the accommodation comprises an excellent sized blue brick block paved driveway providing ample off-road parking. There is an entrance hallway leading into a family lounge at the front with walk-in bay window, a separate dining room. There is a modern refitted kitchen which has been opened up into a converted garage space which provides breakfast room or snug area, there is a utility room and guest WC. On the first floor landing there is a master bedroom with en-suite shower room, three further bedrooms and a good sized refitted family bathroom. The property has a low maintenance rear garden and benefits from central heating and double glazing. VIEWING IS ABSOLUTELY ESSENTIAL.

Entrance Hallway

Having composite door to the front giving access into the entrance hallway. Having stairs leading to the first floor landing, radiator to wall, Karndean flooring, door off to useful under stairs storage cupboard, double glazed window to the front, doors give access into the family lounge, dining/kitchen and guest WC, with coving to ceiling.

Guest WC

Having low level flush WC, pedestal wash

hand basin, tiled splash back, radiator to wall and tiled flooring.

Family Lounge

14' 2" x 10' 6" (4.32m x 3.20m)

Having double glazed walk-in bay window to the front, two radiators, telephone point, TV aerial point, Amtico flooring, coving to ceiling and double doors access the dining room.

Dining Room

9' 6" minimum x 8' 9" (2.90m minimum x 2.67m)

Modern Refitted Kitchen

10' 1" x 8' 9" (3.07m x 2.67m)

Briefly comprising a modern refitted kitchen. Having fitted base units with square edge work surfaces over and fitted matching wall units. One and a half bowl sink and drainer unit with mixer tap over, cupboards under, integrated gas hob with built-in cooker hood and extractor fan and integrated electric oven. Space for a fridge/freezer, space and plumbing for a dishwasher, radiator to wall, built-in wine cooler, open access into the Utility Room, Karndean flooring and open access into the Breakfast Room/Snug.

Utility Room

6' 4" maximum x 5' 9" maximum (1.93m maximum x 1.75m maximum)

Having fitted base units with work surfaces over and fitted matching wall unit. Space and plumbing for a washing machine, sink and drainer unit with mixer tap over, wall mounted central heating boiler, Karndean flooring and double glazed door opens into the rear

garden.

Breakfast Room/Snug

7' 11" x 7' 9" (2.41m x 2.36m)

Having double glazed window to the side, radiator to wall, spotlights to ceiling and vinyl flooring. This room is an excellent flexible room and could be a dining area/breakfasting area or even a sitting/snug.

First Floor Landing

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

Bedroom One

13' 4" maximum x 11' 5" maximum (4.06m maximum x 3.48m maximum)

Having double glazed window to the front, radiator to wall, TV aerial point, Karnden flooring, two built-in double wardrobes and panelled display wall. Door gives access into an en-suite shower room,

En-Suite Shower Room

Being a fitted shower room. Having shower cubicle, wash hand basin, low level flush WC, extractor fan, spotlights to ceiling, part tiling to walls and Amtico flooring, frosted double glazed window.

Bedroom Two

12' max to include the bulk head x 12' 4" maximum (3.66m max to include the bulk head x 3.76m maximum)

Bedroom Three

10' maximum x 9' 4" (3.05m maximum x 2.84m)

Having double glazed window to the rear

overlooking the rear garden, radiator to wall and Karndeian flooring

Bedroom Four

8' 10" x 6' 11" (2.69m x 2.11m)

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

Family Bathroom

An impressive three piece family bathroom having panelled bath with mixer tap over, wash hand basin, low level flush WC, frosted double glazed window to the rear, extractor fan to wall, radiator to wall, part tiling to walls and Amtico flooring.

Outside Front

Having blue brick block paving providing ample off-road parking to the front of the property. Gated side access into the rear garden. Access to the store room.



Store Room

The store room provides excellent storage space with up and over door.

Rear Garden

Being a low maintenance rear garden with large decked area providing ample off-road parking. Fencing to the perimeter, gated side access, raised beds and planting.









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Tenure: Freehold

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