



Connells

Monkspath
SUTTON COLDFIELD



Property Description

A well presented four double bedroom family detached home, located in an much sought after school catchment area, close to main transport links and positioned in a quiet cul-de-sac location. The property benefits from having sized driveway and garage. There is an entrance hallway which leads off to a family lounge, a separate dining, a music/play room and a separate study/office offering flexible ground floor living. There is a modern refitted dining/kitchen, utility room and guest WC. On the first floor there is a master bedroom with en-suite bathroom, a further second bedroom with en-suite shower room and separate family bathroom. The property benefits from central heating and double glazing and has a good sized garden to the rear.

Entrance Hall

Having door giving access into the entrance hall, stairs to the first floor landing, laminate flooring, radiator to wall, door off to useful under stairs storage cupboard, doors lead to the family lounge, dining room, kitchen, study/office and music room/play room.

Guest WC

Having low level flush WC, pedestal wash hand basin, frosted double glazed window to the side and radiator to wall.

Study/Office

8' 8" x 6' 10" (2.64m x 2.08m)

Having double glazed window to the front, coving to ceiling and laminate floor.

Music Room/Play Room

16' 9" x 6' 6" (5.11m x 1.98m)

Having double glazed window to the front and door gives access into the garage.

Family Lounge

19' 4" plus the door recess x 11' 5" (5.89m plus the door recess x 3.48m)

Having double glazed French doors to the rear opening into the rear garden, radiator to wall, feature stone fireplace with gas fire facility, decorative coving to ceiling, two ceiling light points and feature fire surround.

Dining Room

14' 5" x 8' 3" (4.39m x 2.51m)

Having double glazed window to the rear overlooking the rear garden, coving to ceiling, laminate floor and radiator to wall.

Modern Fitted Dining/Kitchen

15' 11" maximum x 8' 6" (4.85m maximum x 2.59m)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden and double glazed window to the side, one and a half bowl sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated electric oven, integrated electric hob, built-in cooker hood with extractor fan over, space for a fridge/freezer, integrated dishwasher, space for a dining table, spotlights to ceiling, TV aerial point and door opens into a utility room.

Utility Room

6' plus the door recess x 5' 9" (1.83m plus the door recess x 1.75m)

Having fitted base units, fitted matching wall units, sink and drainer unit with mixer tap over, space and plumbing for a washing machine, radiator to wall and double glazed door gives access into the rear garden.

First Floor Landing

Having laminate floor and doors off to the four bedrooms.

Bedroom 1

15' 6" x 14' 10" (4.72m x 4.52m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall, coving to ceiling, having a range of built-in bedroom furniture which include built-in wardrobe with mirrored fronts. Door gives access into the en-suite.

En-Suite Bathroom

Having panelled bath, separate shower cubicle, his and hers pedestal wash hand basins, low level flush WC, double glazed frosted window to the rear, wall mounted heated towel radiator, full tiling to walls and floor tiling.

Bedroom 2

15' 6" x 9' 8" (4.72m x 2.95m)

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

En-Suite Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush WC, extractor fan to wall, double glazed frosted window to the side, wall mounted heated towel radiator, full tiling to walls and floor tiling.

Bedroom 3

13' 2" x 7' 11" (4.01m x 2.41m)

Having double glazed window to the front, radiator to wall and coving to ceiling,

Bedroom 4

11' 2" x 9' 6" (3.40m x 2.90m)

Having double glazed window to the rear, radiator to wall and coving to ceiling,

Family Bathroom

Having panelled bath with tap over and rainfall and hand-held shower over, pedestal wash hand basin, low level flush WC, double glazed frosted window to the side, extractor fan, wall mounted heated towel radiator and floor tiling.

Outside Front

Having driveway providing off-road parking with garden area to lawn, gated side access into the rear garden and access to the garage.

Rear Garden

Being a good sized rear garden with mature plants and shrubs, garden laid to lawn, decked seating area and planted borders.

Garage

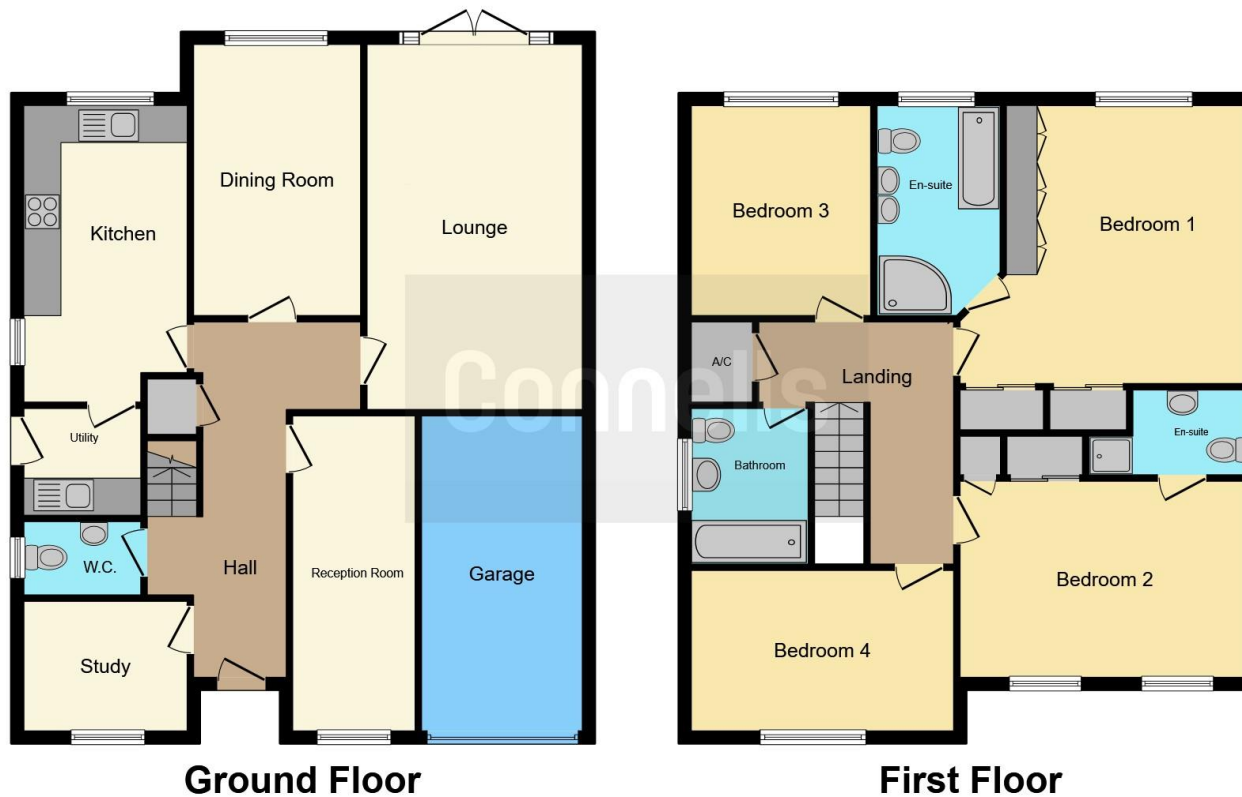
17' 3" x 7' 9" (5.26m x 2.36m)

Having up and over door, pedestrian door gives access into the music room/play room.









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: F

Tenure: Freehold

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