



Connells

Western Road
Sutton Coldfield



Property Description

A lovingly presented 4 bedroom period home, keeping many of its original features throughout, perfect for family living. Situated in the heart of Boldmere, within walking distance of the high street, local train stations and quick access to all local amenities, this really is an ideal location. With Sutton Town Centre just a short distance away, this property is also in excellent catchment to local primary and secondary schools. The home itself offers ample living space, with a generous living/dining area, leading into a great sized kitchen and additional extended living space at the rear of the house. A fantastic garden area has been separated into a small courtyard area with lovely foliage, leading onto a great sized, well established main garden area with patio and grassed area. The first floor of the property features a modern bathroom, with 3 great sized bedrooms and multiple storage cupboards. Another staircase takes us up to the master bedroom on the top floor, with good sized ensuite and even more storage space in the room. A double driveway at the front of the property is great for parking. **VIEWINGS HIGHLY RECOMMENDED.**

Entrance Porchway

The entrance porchway is accessed through a solid oak door, original floor tiling, single glazed wooden door with original stained glass windows leads through into entrance hallway.

Entrance Hallway

In the entrance hallway there is a radiator to wall, original floor tiling, door gives access to the lounge, door gives access to the dining room, door gives access to the kitchen, original coving and dado rails throughout and access into the basement, storage cupboard to wall. Stairs lead to first floor landing.

Open Plan Living/Dining Room

31' 1" x 10' 11" (9.47m x 3.33m)

Living Area:

Having a front facing double glazed original stained glass bay window overlooking the driveway, radiator to wall, open fireplace,

Dining Area:

Having radiator to wall, single glazed windows and single glazed door to the rear garden,

Kitchen

16' 2" x 8' 11" (4.93m x 2.72m)

Comprising boiler to wall five ring gas hob, two electric ovens, integrated fridge/freezer, space for a dishwasher, large windows to the side letting in lots of natural daylight, ample cupboard space offering excellent storage, radiator to wall, original tiling throughout. Door leads to rear garden, door leads to ground floor shower room.

Ground Floor Shower Room

Briefly comprising low level flush, corner shower cubicle, space for washing machine and tumble drier, hand wash basin, radiator to wall.

Garden Room

16' 5" x 11' 3" (5.00m x 3.43m)

The Garden Room is accessed via a brick-built archway, patio doors lead to courtyard area, large bi-fold doors lead to rear garden

First Floor Landing

Having cupboard space for storage, large skylight window to the ceiling. Doors lead to family bathroom. Door leads to bedroom 4

Family Bathroom

Briefly comprising a bath with shower over, low level flush WC, vanity hand wash basin, towel radiator to wall, frosted window to the side, fully tiled walls and linoleum flooring.

Bedroom 4

9' 4" x 9' (2.84m x 2.74m)

A rear facing room having radiator to wall.

Bedroom 3

13' 11" x 10' 11" (4.24m x 3.33m)

A rear facing room having radiator to wall, original open fireplace, built-in cupboard space, original wooden flooring, vanity hand wash basin with cupboard under.

Bedroom 2

16' x 12' (4.88m x 3.66m)

A front facing room, having radiator to wall, original open fireplace, two built-in cupboard spaces either side of the chimney breast currently being used as wardrobe space, further built-in cupboard offering excellent storage.

2nd Floor Landing

Door leads to master bedroom

Master Bedroom

16' 11" x 15' 2" (5.16m x 4.62m)

Having built-in cupboard space, original open fireplace, velux to ceiling, double glazed window to the side, loft access, radiator to wall, space for free-standing wardrobes, fitted cupboard space offering excellent storage, fitted top bunk style platform for extra storage. Door leads to en-suite

En-Suite Bathroom

Briefly comprising a bath with shower over, low level flush WC, vanity wash hand basin, windows to the rear and towel radiator to wall.

Outside Rear Garden

The garden area has been separated into a small, paved courtyard area with access to the front of the property, to the rear there is a good sized, well established main garden area with patio and grassed area. Brick shed at the rear. The property is not overlooked from the rear.









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: D

Tenure: Freehold

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