



Connells

Coles Lane
SUTTON COLDFIELD

Coles Lane SUTTON COLDFIELD B72 1NS

for sale offers over
£400,000



Property Description

A deceptively spacious 4 bedroom traditional style extended semi-detached home, located in a much sought after school catchment area for both primary and senior schools, on a good transport link for buses and having easy access to Sutton Coldfield town centre, the property is in close proximity to the Newhall Valley Country Park. The accommodation comprises a block paved driveway at the front providing ample off-road parking and access to a garage. There is an entrance porch leading into an entrance hallway. The property benefits from having good sized family lounge opening into the rear garden with archway leading into a dining room at the front, there is also a third reception room/store room. The kitchen is a good sized U shaped dining/kitchen, there are ample storage cupboards, space for a dining table and access to a utility area and guest WC. On the first floor landing there is a main bedroom with en-suite shower facilities, three further bedrooms, a family bathroom and a separate WC. There is an excellent sized loft space providing ample storage with two velux windows, the property has a low maintenance, pleasant rear garden. **VIEWING IS ABSOLUTELY ESSENTIAL.**

Entrance Porch

Having double glazed door to the front giving access into the entrance porch and double glazed window, internal door giving access into the entrance hallway

Entrance Hallway

Having radiator to wall, stairs leading to first floor landing, door off to useful understairs pantry providing storage and housing the gas and electricity meters, single glazed window

to the front and doors give access into the lounge, the dining room and the fitted kitchen.

Lounge

10' 1" minimum x 17' 11" (3.07m minimum x 5.46m)

Having double glazed patio doors leading into the rear garden, radiator to wall, TV aerial point, two wall light fittings, ceiling rose, solid oak flooring and archway gives access into the dining room.

Dining Room

9' 11" plus the bay x 10' 6" to include the recess (3.02m plus the bay x 3.20m to include the recess)

Having double glazed window to the front, radiator to wall, solid oak flooring and ceiling rose.

Store Room/Reception Room 3

15' 11" x 7' 7" (4.85m x 2.31m)

Door gives access into the kitchen, radiator to wall and pedestrian door gives access into the garage.

Fitted Dining/Kitchen

14' 8" maximum x 13' 7" maximum (4.47m maximum x 4.14m maximum)

Comprising a modern fitted kitchen, having fitted base units with wood edge work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, cupboards under and splash back tiling. Integrated double electric oven, six ring gas hob, space and plumbing for a washing machine, space for a drier, wall mounted central heating boiler, radiator to wall, space for a table, Being a U shaped room with open access into the dining area and utility area.

Utility Area

Having a single glazed door to the rear opening into the sun room and door gives access into a ground floor WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin, tiled flooring, extractor fan and single glazed frosted window to the rear.

Sun Room

Being a greenhouse type sun room with single glazed windows to the side and rear and door gives access into the rear garden.

First Floor Landing

Doors gives access to bedrooms 1, 2, 3 and 4. Stairs lead to second floor loft space.

Bedroom 1

18' maximum x 9' 1" (5.49m maximum x 2.77m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall and decorative picture railing. The bedroom benefits from having an en-suite shower with walk-in shower cubicle with glass stable door, vanity wash hand basin, wall mirror and low level flush WC and frosted double glazed window to the rear.

Bedroom 2

10' plus the bay x 9' 11" (3.05m plus the bay x 3.02m)

Having double glazed walk-in bay window to the front, radiator to wall, solid wood flooring and coving to ceiling.

Bedroom 3

14' 11" x 7' 8" (4.55m x 2.34m)

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

Bedroom 4

13' 6" maximum x 7' 11" plus the recess (4.11m maximum x 2.41m plus the recess)

Having double glazed window and radiator to wall.

Bathroom

Having corner bath, low level flush WC, shower over the bath, frosted double glazed window to the front, extractor fan, pedestal wash hand basin, bidet and radiator to wall.

Separate WC

Having low level flush WC and wash hand basin with storage cupboard.

Loft Space

17' 11" to the front of the wardrobe x 12' 9" (5.46m to the front of the wardrobe x 3.89m)

Having two velux skylight windows, radiator to wall, solid wood flooring. This room is used as an excellent sized storage space.

Outside Front

Having block paved driveway providing ample off-road parking, planted area and access to the garage.

Garage

11' 10" x 7' 5" (3.61m x 2.26m)

Having double doors opening onto the driveway, double glazed window to the side, loft mezzanine space and having pedestrian door giving access into reception room 3/store room.

Rear Garden

Being a good sized low maintenance rear garden, having patio area, steps leading up to the first tier of the garden with garden laid to lawn, various plants and shrubs and fruit trees and having gated access at 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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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