



Connells

Oakwood Road
Sutton Coldfield



Property Description

A well presented, 3/4 bedroom semi detached property, with fantastic downstairs living space, including a generously sized kitchen with utility area. Bordering Boldmere High Street and just a stones throw away from Sutton Coldfield Town Centre, this property is fantastically located, with access to local amenities and being within 1 mile of train stations. Inside the property offers a generous open plan living/dining room, leading into a good sized conservatory area and access to the kitchen. The ground floor currently features the 4th bedroom, with the possibility of converting into another reception/kids play room. Upstairs has 3 great sized bedrooms, with bedrooms 1 and 2 featuring beautiful bay windows, maximising the space offered. A generous family bathroom upstairs allows for modern family living. A fantastic sized rear garden with patio and separate grassed area is a stunning addition to the home, with well established surrounding shrubbery allowing for a sense of privacy. To the front, features a good sized driveway, with fence to the side and small wall to the end of the driveway. VIEWINGS HIGHLY RECOMMENDED AT THIS GREAT SIZED FAMILY HOME.

Entrance Porch/Hallway

The property is accessed via a PVC door into a porchway and then via a second PVC door the entrance hall is accessed, radiator to wall, doors lead to lounge, kitchen and reception room 3, stairs lead to first floor.

Open Plan Lounge

20' x 10' 10" plus the bay (6.10m x 3.30m plus the bay)

Having large bay windows, radiator to wall, electric log burner, access into the dining room.

Dining Room

14' 3" x 10' 10" (4.34m x 3.30m)

Having radiator to wall, PVC patio doors lead into the conservatory and access into the kitchen.

Conservatory

9' 1" x 8' 9" (2.77m x 2.67m)

Having PVC doors leading into the rear garden.

Kitchen

15' 11" x 11' Maximum (4.85m x 3.35m Maximum)

An integrated kitchen with integrated cupboards also comprising electric stove and two electric ovens, space for a fridge/freezer, space and plumbing for a dishwasher, radiator to wall and access into the utility room.

Utility Room

8' 3" x 6' 8" (2.51m x 2.03m)

Having space and plumbing for a washing machine, radiator to wall and built-in storage cupboard housing a vertical radiator, drying rails and also offering excellent storage.

Reception Room 3/Bedroom 4

14' 3" x 6' 1" (4.34m x 1.85m)

A front facing room overlooking the driveway, having a radiator to wall and is currently used as a bedroom but could be used as a reception or dining room.

First Floor Landing

Doors give access to bedrooms 1, 2, 3 and the family bathroom, side window and loft access via a drop down ladder,

Bedroom 1

14' 11" x 8' 11" plus the bay (4.55m x 2.72m plus the bay)

Having large bay window, front facing, overlooking the driveway, radiator to wall and fitted wardrobes.

Bedroom 2

15' 3" x 10' 11" plus the bay (4.65m x 3.33m plus the bay)

Having large bay window, rear facing, overlooking the rear garden, radiator to wall and space for a wardrobe.

Bedroom 3

7' x 6' 5" (2.13m x 1.96m)

Having small bay front facing window overlooking the driveway and radiator to wall.

Family Bathroom

Comprising a bath with shower over, low level flush WC, hand wash basin, built-in cupboard space offering excellent storage and radiator to wall.

Outside

Front Driveway

Featuring a double driveway offering ample off-road parking with low stone walls either side and various shrubs.

Rear Garden

A South Westerly garden getting plenty of sunshine, partly patioed garden, mostly laid to lawn with borders containing various bushes, shrubs and plants.

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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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