



**Connells**

Ebrook Road  
Sutton Coldfield



### Property Description

An executive style four bedroom modern detached home close to the heart of Sutton Town centre in an excellent school catchment area & situated close with access to main road & rail transport links. Having an open plan dining hall, guest W/C, family lounge, modern fitted dining kitchen with French doors leading to the rear garden. On the first floor there is a master bedroom with built-in wardrobes and en-suite shower room, three further double bedrooms and a modern fitted family bathroom. Outside there is a block paved driveway and good sized low maintenance front and rear gardens. Close to Newhall Valley Country Park, local bars and restaurants.

### Canopied Porch

Having double glazed door leading into the hall.

### Entrance Hall Area

Having an open plan entrance hallway dining area with doors leading to guest W/C, lounge, kitchen and garage. Stairs to first floor landing.

### Open Plan Diner

13' 7" MAX x 18' 1" PLUS THE BAY WINDOW (4.14m MAX x 5.51m PLUS THE BAY WINDOW)

Having a UPVC double glazed bay window to the front, being an open plan entrance hallway and dining room, two radiators to wall, laminate flooring, coving to ceiling and telephone point.

### Downstairs W/c

Having a UPVC frosted double glazed window to the side, radiator to wall, W/C, wash hand basin, extractor fan and tiled flooring.

### Lounge

13' 2" x 12' 11" PLUS DOOR RECESS (4.01m x 3.94m PLUS DOOR RECESS)

Having UPVC double glazed French doors leading to the rear garden, living flame fire with surround hearth and mantle, with radiator to wall, two wall light fittings and double glazed picture windows to either side of doors.

### Kitchen

8' 7" x 16' 9" (2.62m x 5.11m)

Having UPVC double glazed French door to the rear and double glazed window to the side. This kitchen comprises fitted wall & base units with work surfaces over, 1&1/2 bowl sink and drainer, splash back tiling, electric oven with gas hob and cooker hood over, radiator to wall, integrated fridge, integrated dishwasher, spotlights to ceiling, tiled flooring and space for a table.

### Landing

Having stairs from entrance hallway, UPVC frosted double glazed window to the side, access to loft, doors off to the 4 double bedrooms, bathroom and airing cupboard.

## Master Bedroom

11' 4" x 13' 10" MAX (3.45m x 4.22m MAX)

Having two UPVC double glazed windows to the front, radiator to wall and door off to the en-suite shower room.

## En-Suite

Having frosted UPVC double glazed window to the side. shower cubicle with shower over, wash hand basin, W/C, extractor fan, full tiling to walls, chrome rail radiator and spotlights to ceiling.

## Bedroom Two

9' 7" x 12' 3" (2.92m x 3.73m)

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

## Bedroom Three

9' 7" x 12' 3" (2.92m x 3.73m)

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

## Bedroom Four

8' x 11' 4" (2.44m x 3.45m)

Having a UPVC double glazed window to the front and radiator to wall.

## Bathroom

Having a UPVC frosted double glazed window to the side, panelled bath with shower over, W/C, wash hand basin, full tiling to walls, extractor fan and chrome towel rail radiator to wall.

## Externally

### Front

Having a dropped kerb access to the driveway, garden laid to lawn area with low level hedge to perimeter with a mixture of shrubs.

### Rear

Having a slab patio area leading to the lawn area, mixture of shrubs and gated entry to the front of the property.

### Garage

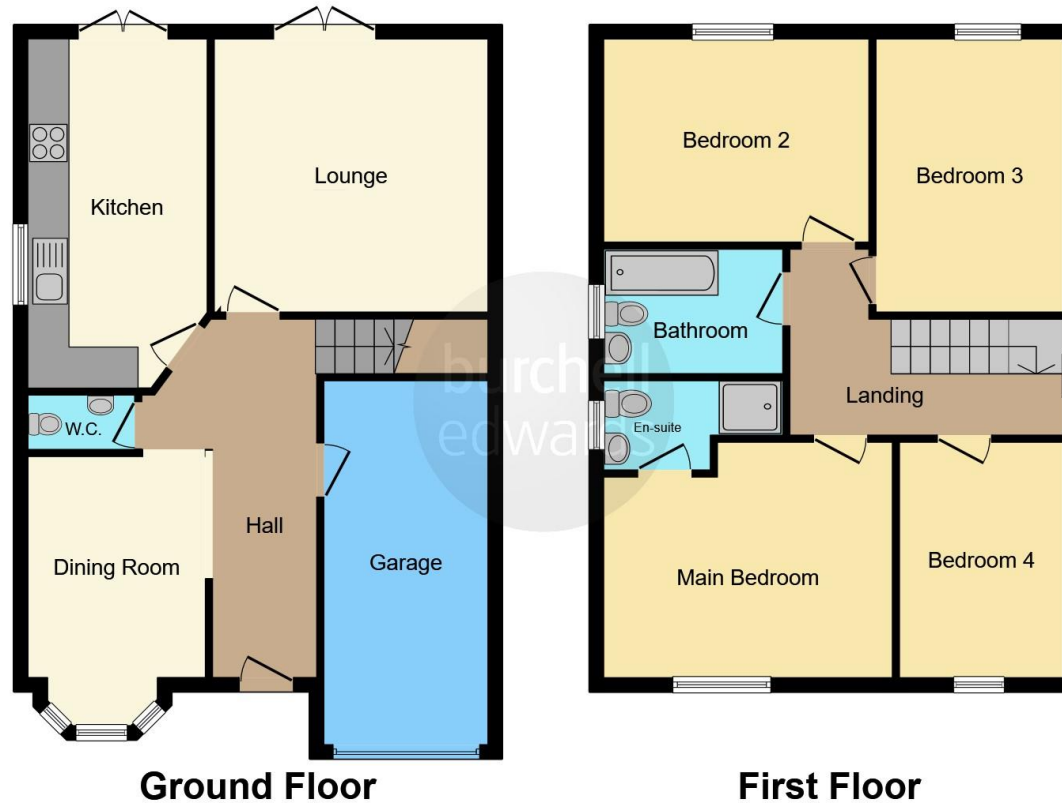
8' 2" x 17' 2" PLUS THE RECESS (2.49m x 5.23m PLUS THE RECESS)

Having power and lighting, wall mounted central heating boiler, space and plumbing for a washing machine, space for a dryer, pedestrian door gives access into the hallway.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SCO309871](http://connells.co.uk/Property/SCO309871)**

Tenure: Freehold



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