



Connells

Grendon Drive
Sutton Coldfield



Property Description

A well presented and vastly extended 4 bedroom family detached home located in a quiet cul-de-sac location close to Royal Sutton Park and princess Alice Retail park. The home is offered with no upward chain with quick completion available. The home is on a good size plot and was the original farmhouse setting prior to the immediate area being developed. The home offers a good size driveway to the front and double gates giving access at the side of the property. There is a reception hallway which gives access to an extended family lounge with bi-fold doors to the rear garden and a feature fireplace. there is an excellent size open plan Living Kitchen with ample storage, central island as an entertaining space and feature fireplace with log burner. The kitchen opens into a family area providing flexible space and with bi-folds to the rear garden. Off of the kitchen there is a utility room, shower room and separate snug - which could be used as a ground floor 5th bedroom. On the first floor there are 4 excellent sized bedrooms with one having an en-suite shower room and a separate family bathroom and WC. There is an excellent sized rear garden. Set in a good school catchment. Close to local amenities and transport links.

Entrance Hallway

Having doors giving access into the lounge and the open plan dining kitchen. Having double glazed door to the front, double glazed window to the front, radiator to wall and stairs lead off to the first floor landing.

Living Room

22' 9" x 14' 8" (6.93m x 4.47m)

Having double glazed window to the side, Bi-fold doors giving access into the rear garden,

feature cast iron fire place to wall with open fire facility, laminate flooring, decorative arch, two wall light fittings and door gives access into the dining kitchen.

Open Plan Living Kitchen

Kitchen Area

18' 3" x 14' 2" MAX (5.56m x 4.32m MAX)

Briefly comprising a modern refitted kitchen, having fitted base units with square edge wood block work surfaces over, fitted matching wall units, double glazed window to the front, 1 & 1/2 bowl sink and drainer unit with mixer over and splash back tiling, integrated induction five ring hob with integrated fridge and integrated freezer, central island with seating overhang and built-in storage, spotlights to ceiling, slate effect laminate flooring, under floor heating, feature fire place with feature beam, wooden surround and having a multi-fuel burner on a raised quarry tiled hearth. Open access to a spacious dining / family area and door gives access into the utility room and the living room.

Dining Area

14' 8" x 10' 4" PLUS DOORS (4.47m x 3.15m PLUS DOORS)

Having bi-fold doors leading onto the rear garden, under floor heating, one skylight window and radiator to wall.

Utility Room

10' 9" EXCLUDING THE WALKWAY x 8' (3.28m EXCLUDING THE WALKWAY x 2.44m)

Having fitted base units with work surfaces over, space and plumbing for a washing

machine, radiator to wall, circular sink unit with mixer tap over, cupboards under, extractor fan, walkway to ground floor shower room.

Ground Floor Shower Room

Having low level flush WC, wall mounted wash hand basin, separate shower cubicle, extractor fan. The shower cubicle has an electric shower, wall mounted heated towel rail radiator and laminate flooring.

Snug / Bedroom Five

10' 3" x 9' 10" (3.12m x 3.00m)

Having double glazed window to the rear, radiator to wall, one skylight window and under floor heating. Excellent flexibility to be used as a 5th bedroom.

First Floor Landing

Having double glazed window to the front, doors off to four bedrooms, separate WC and the bathroom.

Bedroom One

15' x 10' 5" (4.57m x 3.17m)

Having double glazed window to the rear, overlooking the garden and to the side, radiator to wall, TV aerial point, ceiling fan, having open access to a dressing table area with shelf unit and makeup area.

Bedroom Two

9' 5" MIN, TO EXCLUDE THE WARDROBES x 8' 7" (2.87m MIN, TO EXCLUDE THE WARDROBES x 2.62m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall, laminate flooring and built-in storage.

Bedroom Three

9' 8" x 8' 7" (2.95m x 2.62m)

Having double glazed window to the rear, radiator to wall and laminate flooring.

Bedroom Four

13' 6" x 8' (4.11m x 2.44m)

Having double glazed window to the rear, radiator to wall and under floor heating, door off to the en-suite shower room.

En Suite Shower Room

Having a shower cubicle, wall mounted wash hand basin, low level flush WC, electric shower facility, double glazed window to the front, extractor fan, full tiling to walls, laminate flooring, under floor heating, separate WC, having low level flush WC and double glazed window to the front.

Separate WC

Having low level flush WC and frosted double glazed window.

Family Bathroom

Bathroom, having paneled bath with rainfall shower and hand held shower over, wash hand basin, under floor heating, extractor fan and wall mounted heated towel rail radiator.

Outside Front

Having driveway to the front, providing off road parking, gated access to the side providing ample off road parking to the side.

Rear Garden

Being a good sized rear garden, garden laid to lawn, fencing to the perimeter and large patio area,

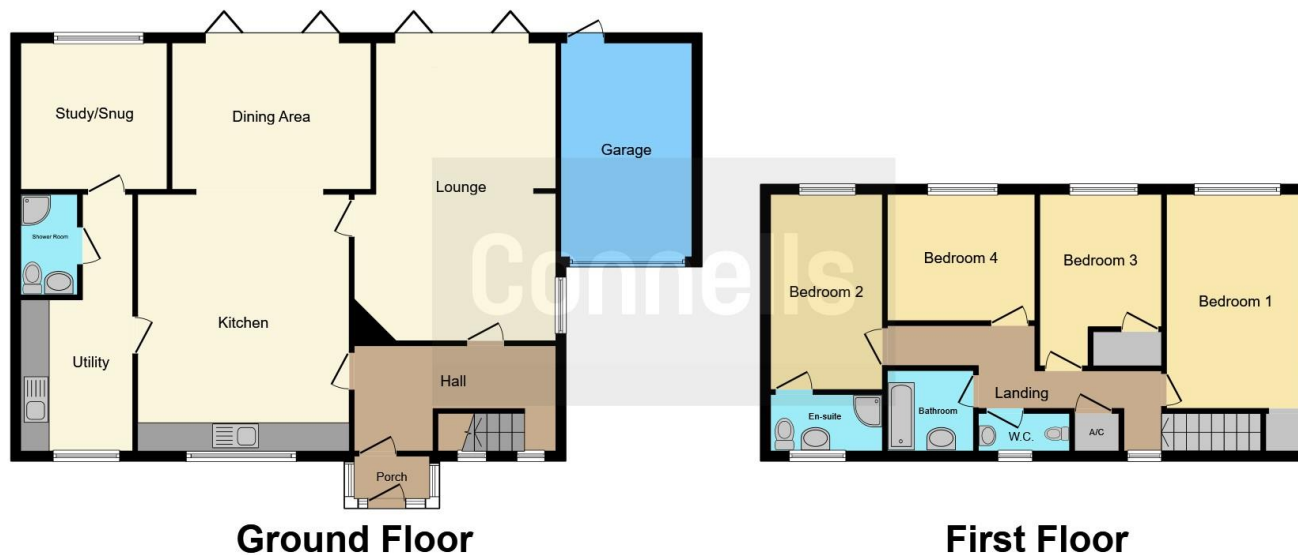
Outside Front

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Tenure: Freehold



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