



Connells

Sir Alfreds Way
SUTTON COLDFIELD



Property Description

A well presented and vastly extended five bedroom family detached home, located in a popular location and within a good school catchment area and backing onto the Newhall Valley Conservation Area. This is a substantial family home, benefiting from main entrance porch leading into a reception hallway. There is a separate sitting room to the front and an excellent sized family lounge with double doors opening into the family dining room. To the rear there is an extended family kitchen with central island with access into a family room which opens out into the landscaped rear garden. There is a second space kitchen which combines with a utility space which in turn gives access into a games room tucked away at the rear of the property. On the first floor landing there is a main bedroom with a full en-suite family bathroom with Jacuzzi bathroom, further bedroom with en-suite shower room and three additional bedrooms and separate family bathroom and ground floor guest WC. Outside the grounds have been landscaped providing a low maintenance pleasant rear garden, a double garage and ample driveway.

Entrance Porch

Having double glazed door to the front giving access into the porch area and having double glazed window, single glazed door gives access into the hallway.

Hallway

Having single glazed window to the front, radiator to wall, door off to useful understairs storage cupboard, stairs to the first floor landing, doors off to the sitting room, family lounge and kitchen.

Sitting Room

12' 6" x 11' 5" (3.81m x 3.48m)

Having radiator to wall, double glazed window to the front, gas fire facility to wall and feature

fire surround.

Family Lounge

16' 7" plus the bay x 13' 1" (5.05m plus the bay x 3.99m)

Having double glazed walk-in bay window to the front, three radiators, double doors give access into the family dining room.

Dining Room

13' 2" x 8' 11" (4.01m x 2.72m)

Having double glazed patio doors leading into the rear family room, radiator to wall, coving to ceiling and wall lights.

Family Room

15' 5" plus the door recess x 11' 5" (4.70m plus the door recess x 3.48m)

This room is accessible from both the family dining room and the kitchen. Having double glazed window to the rear, radiator to wall, tiled flooring, spotlights to ceiling and feature bi-fold doors opening onto the landscaped rear garden.

Extended Family Kitchen

14' 3" plus the door recess x 17' 9" maximum (4.34m plus the door recess x 5.41m maximum)

Comprising an impressive and extended high specification family kitchen. Having fitted base units with work surfaces over, fitted matching wall units, two double glazed windows to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over, two integrated electric ovens and built-in warming drawer, integrated electric hob with glass splash back and built-in cooker hood with extractor fan, plinth lighting, integrated fridge, integrated freezer, radiator to wall, tiled flooring, feature central island with overhang seating, double doors to the side giving access into the rear garden, two velux skylight windows to ceiling which are automatic electric opening and door gives

access into the spice kitchen/utility room.

Spice Kitchen/Utility Room

14' 9" maximum x 6' 6" (4.50m maximum x 1.98m)

Having built-in gas hob with extractor fan over, wall units, door to the rear garden, space and plumbing for a washing machine, tiled flooring, sink and drainer and door gives access into the extended Games Room.

Games Room

15' 3" x 10' 8" (4.65m x 3.25m)

Having radiator to wall, laminate flooring, bar area and double glazed window overlooking the rear garden.

Guest WC

Having low level flush WC, pedestal wash hand basin, tiled splash back, radiator, extractor fan and laminate flooring.

First Floor Landing

Having doors off to the five bedrooms and the family bathroom.

Bedroom 1

15' 5" maximum x 13' 1" (4.70m maximum x 3.99m)

Having double glazed window to the front, radiator to wall, built-in wardrobes and built-in dresser unit. Door gives access into the en-suite shower room.

En-Suite Shower Room

Having a double shower cubicle having rainfall and hand-held shower facility, wall mounted wash hand basin, low level flush WC, wall mounted heated towel radiator, tiled flooring, part tiling to wall, frosted double glazed window.

Bedroom 2

19' 2" x 11' 1" (5.84m x 3.38m)

Having two double glazed windows to the front, radiator to wall and laminate flooring.

Bedroom 3

12' 2" x 11' 3" (3.71m x 3.43m)

Having double glazed window to the front, door off to built-in storage cupboard, radiator to wall and built-in wardrobes.

Bedroom 4

16' x 14' 4" (4.88m x 4.37m)

Being an extended bedroom suite with double glazed window to the rear overlooking the rear garden, radiator to wall, built-in wardrobes and built-in dresser unit, door gives access into the en-suite shower room.

En-Suite Bathroom

Having walk-in shower cubicle, panelled corner Jacuzzi bath, pedestal wash hand basin, low level flush WC, radiator to wall and frosted double glazed window.

Bedroom 5

9' 10" x 9' 2" (3.00m x 2.79m)

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

Family Bathroom

Comprising a family bathroom with panelled bath with taps over, pedestal wash hand basin, low level flush WC, radiator to wall, tiled flooring, tiling to wall and frosted double glazed window.

Outside

Front

Having pathway leading to the front of the property, garden laid to lawn, planted borders and driveway providing off-road parking and access to the garage.

Garage

18' 2" x 15' 8" (5.54m x 4.78m)

Having power and lighting, up and over door and pedestrian door giving access into the spice kitchen/utility room

Rear Garden

Being a superb sized rear garden, being fully landscaped, having garden laid to lawn, patio area, fencing to sides and hedging backing onto Newhall Valley Conservation Area.









Ground Floor



First Floor

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.propertybox.io



To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311061



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311061 - 0004