



Connells

Beverley Close
Sutton Coldfield



Property Description

Connells are delighted to present this 4/5 bedroom detached home in a quiet cul de sac location conveniently located close to popular commuter routes and sought after schools. The property boasts spacious ground floor living with 3 flexible reception rooms with one currently utilised as a fifth bedroom plus conservatory without compromising on space in the family kitchen. The first floor offers four generous bedrooms with en suite to the master and additional family bathroom. To the rear is a beautifully landscaped enclosed garden with separate patio and lawn areas. To the front is a tarmacked driveway providing off-road parking for several vehicles along with additional lawn space giving this home a wonderful curb appeal. Viewing is highly recommended to appreciate all this house has to offer. Accessed via the front door the property comprises:

Entrance Hallway

Access to the property is gained by a double glazed PVC front door, the entrance hallway has a radiator to wall, built-in understairs cupboards offering excellent storage, doors give to guest WC and all other ground floor rooms.

Lounge/Diner

20' x 11' 5" (6.10m x 3.48m)

Having two radiators to wall, gas fireplace, various Internet points and sliding door leads to the conservatory and front facing windows overlooking the driveway.

Conservatory

11' 1" x 9' 7" (3.38m x 2.92m)

Having fully tiled flooring, single glazed glass surround and single glazed glass roof.

Dining Room

9' 7" x 9' 1" (2.92m x 2.77m)

Having radiator to wall, double glazed door gives access to the rear garden. Currently being used as a guest bedroom. With ethernet port

Office

16' x 8' 4" (4.88m x 2.54m)

Having front facing window overlooking the driveway and two radiators to wall, Could be used as a third reception room. With ethernet port

Kitchen

17' 8" x 12' 9" maximum (5.38m x 3.89m maximum)

A fully integrated kitchen, having integrated cupboard space, breakfast bar, integrated induction hob, integrated double oven and electric grill, integrated dishwasher, integrated microwave, space for an American fridge/freezer, radiator to wall and access into the utility room.

Utility Room

7' 11" x 6' 9" (2.41m x 2.06m)

Having space and plumbing for a washing machine, space for a tumble drier, integrated work surfaces, integrated sink and double glazed door gives access to the rear garden.

Guest WC

Features a low level flush WC, wash hand basin, radiator to wall and frosted window to the front.

Garage

15' 5" x 8' 3" (4.70m x 2.51m)

The garage is accessed via the kitchen, having garage door, power and lighting, access to the boiler, access to a handy loft space and sensor light. New fuse box fitted 3 years ago, with space for expansion

First Floor Landing

Having built-in airing cupboard, frosted window, access to the main loft and doors lead to bedrooms 1, 2, 3, 4 and the family bathroom.

Bedroom 1

11' 1" x 11' 5" maximum (3.38m x 3.48m maximum)

Having a rear facing window overlooking the rear garden, door leading to en-suite shower room, space for wardrobes and radiator to wall. With ethernet port

En-Suite Shower Room

Features a shower cubicle with electric shower over, wash hand basin, low level flush WC, radiator to wall, frosted window to the rear and shaving point.

Bedroom 2

14' 1" x 8' 4" (4.29m x 2.54m)

Having front facing window overlooking the driveway, radiator to wall and space for wardrobes. With ethernet port

Bedroom 3

9' 11" x 8' 1" (3.02m x 2.46m)

Having front facing window overlooking the driveway, radiator to wall and space for wardrobes. With ethernet port

Bedroom 4

9' 1" x 6' 9" (2.77m x 2.06m)

Having rear facing window overlooking the rear garden, radiator to wall and space for wardrobes. With ethernet port

Family Bathroom

Featuring a bath with shower over, low level flush WC, wash hand basin, radiator to wall, frosted window and shaving point. Note that the shower has 2 separate points, both electric and mains.

Outside

Front

The property is accessed via a tarmacked driveway offering ample off road parking with part garden laid to lawn. The front has integrated lights around the driveway.

Rear Garden

Having a block paved patio area, retaining wall with flowering borders behind and integrated lighting, large area which is garden laid to lawn and hedges around perimeter.









Ground Floor



First Floor

Total floor area 166.0 m² (1,787 sq.ft.) approx

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

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