



**Connells**

Potter Close  
BIRMINGHAM



### Property Description

A lovingly presented 4 bedroom detached family home, located in a quiet cul de sac with excellent main road and travel links. Just a short commute to Sutton Coldfield Town Centre and within 1 mile of sought after schools, this property boasts a fantastic location, ideal for family living. The property itself offers ample living space downstairs, with 2 reception rooms, separate conservatory space and generous kitchen with utility room and guest WC. Upstairs features 4 good sized family bedrooms, with the main bedroom offering an en-suite and there being ample storage throughout upstairs. A well established garden features to the rear, as well as a lovely garden space at the front of the home.

### Entrance Hall

With main door to the front, radiator and doors to

### Living Room

13' 5" PLUS BAY x 13' 2" ( 4.09m PLUS BAY x 4.01m )

With radiator, double glazed bay window and gas fire with sandstone surround

### Dining Room

10' 9" x 8' 7" ( 3.28m x 2.62m )

With radiator and sliding door to the conservatory



### Kitchen

10' 11" MAX x 10' 8" MAX ( 3.33m MAX x 3.25m MAX )

Fully fitted kitchen with a range of wall and base units with worktops over, integrated dishwasher, space for freestanding fridge-freezer, electric hob with cooker-hood over, double electric oven, radiator, double glazed window and access to Utility and Garage

### Utility Room

6' 8" x 4' 10" ( 2.03m x 1.47m )

With radiator, double glazed door to the garden, access to ground floor WC, wall mounted CH boiler, space for washing machine and tumble dryer and worktop space

### Guest WC

With low level WC and wash hand basin

### Conservatory

11' 3" x 10' 11" ( 3.43m x 3.33m )

With electric radiator and double glazed doors to the garden

### First Floor Landing

With stairs from the ground floor, built in storage cupboard, loft access and doors to:

## Bedroom One

12' 6" PLUS BAY x 11' 2" ( 3.81m PLUS BAY x 3.40m )

With radiator, double glazed bay window, built in wardrobes and separate fitted wardrobes

## Bedroom Two

15' 2" x 7' 10" ( 4.62m x 2.39m )

With radiator, double glazed window and space for freestanding or fitted wardrobe

## Bedroom Three

8' 11" x 8' 4" ( 2.72m x 2.54m )

With radiator and double glazed window

## Bedroom Four

8' 11" x 7' 5" ( 2.72m x 2.26m )

With radiator and double glazed window

## Bathroom

Partially tiled suite comprising bath with mains powered shower over, low level WC, wash hand basin, radiator and double glazed window

## Garage

17' 5" x 8' 1" ( 5.31m x 2.46m )

With electrical power and lighting, space for fridge-freezer and up and over door to the front

## Outside

To the front is a spacious driveway providing off-road parking for several vehicles and to the side is a laid to lawn area.

To the rear is a paved patio area, laid to lawn, outside tap and fences to the sides and rear with gated access to the side.









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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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