



Connells

Dower Road
Sutton Coldfield



Property Description

A charming and thoughtfully extended four bedroom semi-detached family home, beautifully modernised throughout and ideally positioned in one of the area's most sought after locations. From the moment you step inside, the property offers a wonderful sense of space, comfort and contemporary family living. A superb rear extension has transformed the heart of the home, creating a stylish open plan kitchen and dining area that provides a warm and inviting setting for everyday life, family gatherings and entertaining. The property offers four well proportioned bedrooms, complemented by a versatile loft conversion, providing additional space that can be adapted to suit a variety of needs. Throughout the house modern finishes blend effortlessly with practical family accommodation. Outside the property continues to impress with a private rear garden, offering a pleasant space to relax and enjoy the outdoors together with a driveway providing valuable off road parking. Situated in a highly desirable location an benefiting from an excellent school catchment area, this is a home that combines style, space and practicality in equal measure. An ideal choice for families seeking a modern home in a well established and popular neighbourhood. Accessed via the front door the property comprises:

Entrance Porch

With double glazed windows to the front and side and door into the Entrance Hall

Entrance Hall

With main door from the porch, doors to the Living Room, Kitchen Diner and converted Garage, radiator and stairs to the first floor

Living Room

With radiator and double glazed window to the front

Kitchen Diner & Family Room

Fully fitted modern kitchen with a range of wall and base units with worktops over, integrated oven and microwave, gas hob with cooker-hood over, space and plumbing for freestanding dishwasher, space for freestanding American style fridge-freezer, gloss tiled flooring, two radiators, double glazed window to the rear along with velux-style ceiling windows and bi-fold doors to the garden

Utility Room

With wall and base units and worktops over, door to the garden and to the Guest WC

Guest Wc

With wash hand basin, low level WC, radiator and extractor fan

Bedroom Five/Reception Room

With radiator and double glazed window to the front

First Floor Landing

With stairs from the first floor and up to the second floor, radiator, double glazed window to the side and doors to:

Bedroom Two

With radiator, fitted wardrobes and double glazed window to the rear

Bedroom Three

With radiator, built in wardrobe and double glazed window to the front

Bedroom Four

With radiator and double glazed window to the front

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Family Bathroom

Fully tiled suite comprising bath with mixer tap and shower over, low level WC, wash hand

basin with drawer storage under, heated towel rail and double glazed window to the rear

Second Floor Landing

With stairs from the first floor and door to Bedroom One

Bedroom One

With radiator, eaves storage, double glazed window to the rear and door to the en suite

En Suite

Fully tiled suite comprising corner shower cubicle with mains powered shower installed, low level WC, wash hand basin, radiator and extractor fan

Outside

To the front is a block paved driveway providing off-road parking for several vehicles along with a laid-to lawn area.

To the rear is a fully enclosed garden comprising paved patio area, steps down to a laid-to lawn area, fences to the sides and rear. there is an outside tap and side gate access to the front.





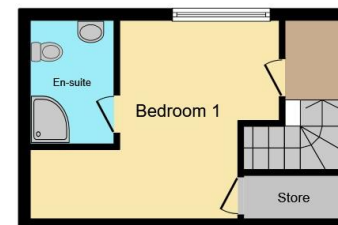




Ground Floor



First Floor



Second Floor

Total floor area 149.5 m² (1,609 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

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4/6 High Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311631



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.

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