



**Connells**

Greenhill Road  
SUTTON COLDFIELD



## Property Description

A well presented, extended and substantial 5 bedroom family detached home located on a popular tree lined avenue. The home offers fantastic flexible family living. Set on a good sized plot with a good sized rear garden. There is an excellent sized driveway providing ample off road parking and a single garage. There is a canopied entrance porch opening into a reception hall that gives access to an impressive refitted open plan living kitchen dining room with a central island and built in appliances. There is family lounge, separate dining room/ sitting and an office, There is also a Guest WC and a utility room. On the first floor landing there is a main bedroom with space for wardrobes and an en-suite shower room, 4 further good sized bedrooms and a separate family bathroom. Located close to main rail and road transport links giving excellent access to Sutton Coldfield centre, Birmingham City Centre and Lichfield City. The home has the benefits of central heating and double glazing (where specified). Close to amenities and Walmley Golf Course.

## Canopied Entrance Porch

Having tiled step and door with stain glass window light giving access into the reception hallway.

## Reception Hallway

Having feature parquet flooring, double glazed window and single glazed window with stain glass window light, radiator to wall, dog leg staircase giving access to the first floor

landing, impressive feature stain glass window light to side, cupboard housing the electric meter and door to the cloakroom. Doors to the Lounge, Sitting Room, Office, Guest WC and extended open plan living kitchen family room.

## Guest Wc

Having low level WC, wash hand basin, wall mounted heated towel rail radiator.

## Lounge

17' 1" includes bay x 14' 8" ( 5.21m includes bay x 4.47m )

Having double glazed frosted windows to the side, double glazed window to the rear overlooking the rear garden, oak flooring, two radiators, feature fire surround into Inglenook style fireplace,

## Sitting Room

12' 7" plus bay x 12' 5" to include recess ( 3.84m plus bay x 3.78m to include recess )

Having double glazed window to the front, oak flooring, radiator, TV aerial point and coving to the ceiling,

## Office/Study

14' plus cupboard space x 6' 10" ( 4.27m plus cupboard space x 2.08m )

Having double glazed window to the front, oak flooring, radiator and spotlights.

## Living Kitchen Family Room

19' 7" max x 17' 1" max ( 5.97m max x 5.21m

max )

An impressive space with kitchen area and dining/family room area all opening onto the rear garden.

## Kitchen Area

Comprising a refitted kitchen with fitted base units with roll edge work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, splashback tiling, double glazed window overlooking the rear garden, space for a dual fuel Range Cooker, extractor fan and stokehold, central island with overhang seating area and power switch, built in wine cooler, laminate flooring and door to the pantry. Double glazed window overlooking the rear garden.

## Sitting/Dining Area

Having two radiator to wall, double glazed window and door to the rear, Space for a table/sofa.

## Utility Room

8' 2" x 6' 8" ( 2.49m x 2.03m )

Having fitted base units with work surfaces over, fitted wall units, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space for a drier, wall mounted central heating boiler concealed behind matching wall unit, extractor fan, splashback tiling, laminate floor, pedestrian door to the Garage.

## First Floor Landing

Having loft access, radiator to wall and laminate floor. Doors off to the 5 bedrooms and family bathroom.

## Bedroom 1

20' 2" x 12' plus walkway ( 6.15m x 3.66m plus walkway )

Having double glazed window to the rear, two radiators to wall, laminate flooring, space for wardrobes and door to the en-suite shower room.

## En-Suite Shower Room

Comprising a walk in shower with Rainfall and Handheld facility, wash hand basin, low level flush WC, frosted double glazed window to the front, radiator, laminate flooring, extractor fan and part tiling to the walls.

## Bedroom 2

12' 5" x 12' 6" ( 3.78m x 3.81m )

Having double glazed window, radiator, laminate floor and built in wardrobe.

## Bedroom 3

14' 11" x 11' 11" ( 4.55m x 3.63m )

Having double glazed window to the rear, radiator to wall, laminate floor, a range of built in wardrobes and drawer units.

## Bedroom 4

This room is split in to 2 areas.

## Dressing Area

9' 6" x 5' 11" ( 2.90m x 1.80m )

Having double glazed window to the front, laminate floor, radiator and archway to the bedroom area.

## Bedroom Area

10' 11" x 11' 10" ( 3.33m x 3.56m )









**Ground Floor**



**First Floor**

Total floor area 204.3 m<sup>2</sup> (2,199 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: G

Tenure: Freehold

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