



Connells

Beech Hill Close
Sutton Coldfield

Beech Hill Close Sutton Coldfield B72 1BF

for sale
£900,000



Property Description

A spacious, five bedroom, executive style, family detached home, situated on an excellent sized plot in a private road. Located within a much sought after school catchment area with convenient access to main transport links. The property benefits from having a double detached garage with ample off road parking, on a corner plot with gardens to front, side and rear. The accommodation has a canopied entrance porch, hallway, three separate reception rooms, an impressive open plan living/kitchen/diner with central island, separate utility room and ground floor guest WC. There is a gallery landing with a main bedroom suite with bedroom area, dressing room and en-suite shower room. The second bedroom has an en-suite shower room, three further good sized bedrooms and a separate impressive family bathroom. The home offers flexible living accommodation and is an excellent sized home.

Entrance Porch

Being a canopied entrance porch giving access into the reception hall.

Reception Hall

Having an oak door with double glazed window, underfloor heating control, stairs lead to the first floor gallery landing, doors to the family lounge, sitting room, living room and family dining/kitchen.

Family Lounge

13' 5" x 18' plus the door recess (4.09m x 5.49m plus the door recess)

Having double glazed French doors leading into the rear garden with double glazed windows to either side overlooking the garden, telephone point, TV aerial point, two wall light fittings, feature remote controlled gas fire, coving and underfloor heating.

Sitting Room

13' 4" x 11' 2" (4.06m x 3.40m)

Having double glazed window to the front, TV aerial point, coving and underfloor heating.

Living Room

11' 3" x 12' 10" plus the door recess (3.43m x 3.91m plus the door recess)

Having double glazed window to the rear and to the front, being an excellent sized dual aspect room, TV aerial point, underfloor heating, spotlights to ceiling. This room could also be used as an office.

Guest WC

Having wall mounted heated towel rail radiator, spotlights, wall mounted sink unit with mixer tap over and two drawers under and underfloor heating with door giving access to the WC which has low level flush WC, spotlights to ceiling, underfloor heating and double glazed window to the side.

Open Plan Living/Kitchen/Diner

20' 1" maximum x 19' 11" (6.12m maximum x 6.07m)

Being an impressive open plan fitted kitchen/living/family room, kitchen area have fitted base units with granite work surfaces over and matching upstand, fitted matching wall units, double glazed window to the rear, double glazed French doors to the rear giving access into the rear garden and double glazed French doors to the side. Integrated electric oven, built-in five ring gas hob with cooker hood and extractor fan over, integrated microwave, integrated dishwasher and integrated fridge and freezer. Central island with built-in storage units and over hang seating area, space for a dining table, floor tiling, underfloor heating, built-in wine cooler, coving and spotlights to ceiling. Door gives access to utility room.

Utility Room

8' 1" x 5' 6" (2.46m x 1.68m)

Having fitted base units, space and plumbing

for a washing machine, sink and drainer unit with mixer tap over, wall mounted central heating boiler, floor tiling, work surface and matching upstand and double glazed door to the side.

First Floor Landing

Being an excellent sized gallery landing with doors off to the five bedrooms and the family bathroom.

Bedroom 1

15' 7" to the wardrobes & walkway x 11' 3" (4.75m to the wardrobes & walkway x 3.43m)

Having three double glazed windows, two radiators to wall, built-in double wardrobes and door to dressing room.

Dressing Room

6' 9" x 5' 7" plus the wardrobes (2.06m x 1.70m plus the wardrobes)

Having double glazed window to the side, wall to wall built-in wardrobes, built-in dressing table and door gives access to the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with shower facility over, low level flush WC, vanity wash hand basin with two drawer unit under, wall mounted heated towel rail radiator, floor tiling, part tiling to walls and frosted double glazed window to the side.

Bedroom 2

16' maximum x 14' (4.88m maximum x 4.27m)

Having double glazed window to the rear, radiator to wall, TV aerial point, built-in double wardrobes and door gives access to the en-suite shower room.

En-Suite Shower Room

Having double shower cubicle with shower facility over, low level flush WC, pedestal wash hand basin, extractor fan, spotlights, part tiling to walls, floor tiling, wall mounted heated towel rail radiator and frosted double glazed window to the side.

Bedroom 3

11' 11" plus the door recess x 9' 2" (3.63m plus the door recess x 2.79m)

Having double glazed window to the front, radiator to wall and TV aerial point.

Bedroom 4

10' 10" x 8' 11" (3.30m x 2.72m)

Having double glazed window to the rear, radiator to wall and built-in single wardrobe with hanging rail and shelving.

Bedroom 5

12' 5" x 11' 6" (3.78m x 3.51m)

Having double glazed window to the rear, radiator to wall and built-in double wardrobe with hanging rail and shelving.

Family Bathroom

Being an impressive fitted family bathroom. Having panelled bath with central mixer tap, separate shower cubicle with shower facility over, low level flush WC, vanity wash hand basin with two drawers under, shaver point, extractor fan, spotlights, full tiling to walls, floor tiling, wall mounted heated towel rail radiator and frosted double glazed window.

Outside

Front

There is a low maintenance front garden, blocked paved driveway providing ample off road parking and a double detached garage. There is gated side access into the side and rear gardens.

Garage

16' 5" x 7' 6" (5.00m x 2.29m)

Having remote control up and over door, pedestrian door to the rear garden, providing excellent storage.

Side And Rear Gardens

The property has excellent sized side and rear gardens, being an L shape. There is much mature planting, fencing to perimeter, ornamental ponds, patio areas, outside tap, lawned areas with separate orchard to include pear, apple, peach, plum, cherry, cranberry and apricot trees, the garden must be viewed to be fully appreciated.









Ground Floor



First Floor

Total floor area 250.4 m² (2,696 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

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 Awaited Band: G

Tenure: Freehold

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