



**Connells**

Blakesley Close  
Sutton Coldfield



## Property Description

Connells are pleased to present this spacious four double bedroom semi-detached house having undergone extension and conversion throughout. The home backs on to Plantsbrook Nature Reserve and boasts a south facing low maintenance garden. Inside, the ground floor offers a sizable kitchen-diner with separate Dining Room, extended Living Room, Utility and guest WC along with integral Garage. The first floor is home to 3 bedrooms and family bathroom and the second floor has undergone full conversion providing a spacious Master bedroom with shower room to the side. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the front the property comprises:

### Entrance Porch

With double glazed sliding door to the front and door to the main Entrance Hall

### Entrance Hall

With main door to the front, stairs to the first floor and doors to:

### Kitchen-Diner

15' 5" MAX x 19' 7" ( 4.70m MAX x 5.97m )  
Fully fitted kitchen with a range of wall and base units with worktops over, stainless steel sink and drainer, electric oven, gas hob, under counter space for fridge, wall mounted CH boiler, pantry cupboard, double glazed window to the rear, double glazed French doors to the garden, dining area, radiator and door to the Utility Cupboard

### Utility Space

7' x 4' 7" ( 2.13m x 1.40m )  
With space and plumbing for washing machine and tumble dryer, wall mounted cupboards and worktops

### Living Room

11' x 23' 10" ( 3.35m x 7.26m )  
With 2 radiators, feature fireplace with gas fire fitted, double glazed patio doors to the rear

### Dining Room

13' 3" INTO BAY x 10' 11" MAX ( 4.04m INTO BAY x 3.33m MAX )  
With radiator and double glazed window to the front

## Guest WC

With low level WC, wash hand basin, radiator and double glazed window to the front

## First Floor Landing

With stairs from the ground floor and to the second floor, double glazed window to the side and doors to:

## Bedroom Two

13' 5" x 10' 11" ( 4.09m x 3.33m )

With radiator and double glazed window to the rear

## Bedroom Three

13' 3" INTO BAY x 8' 7" TO WARDROBES ( 4.04m INTO BAY x 2.62m TO WARDROBES )

With radiator, fitted wardrobes and double glazed bay window to the front

## Bedroom Four

7' 4" x 7' 11" PLUS DOOR RECESS ( 2.24m x 2.41m PLUS DOOR RECESS )

With radiator and double glazed window to the front

## Bathroom

Partially tiled suite comprising corner bath with mixer taps, separate shower cubicle with electric shower fitted, low level WC, wash hand basin with storage under, radiator and double glazed window to the rear

## Second Floor Landing

With stairs from the first floor and door to:

## Bedroom One

14' 7" TO BEAMS x 10' 8" MAX ( 4.45m TO BEAMS x 3.25m MAX )

With radiator, double glazed skylight window to the front, double glazed window to the rear and eaves storage

## Shower Room

Fully tiled suite comprising shower cubicle with electric shower fitted, low level WC, wash hand basin, radiator and double glazed window to the rear

## Garage

Single integral Garage comprising up and over door to the front, electrical power and lighting and pedestrian door to the Kitchen

## Outside

To the front is a paved driveway providing off-road parking for several vehicles.

To the rear is a fully enclosed south facing garden with laid to lawn area, patio area, outside tap, shed, fences to the side and hedges to the rear.









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.focalagent.com](http://www.focalagent.com)

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

**view this property online [connells.co.uk/Property/SCO310362](http://connells.co.uk/Property/SCO310362)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO310362 - 0004