



Connells

Hollyfield Road
SUTTON COLDFIELD

Hollyfield Road SUTTON COLDFIELD B75 7SH

for sale offers over
£575,000



Property Description

A characterful and spacious 5 bedroom 3 storey traditional style semi-detached family home. Located in an excellent school catchment area for both primary and senior schools. Rectory Park is just across the road & has easy access to Sutton Coldfield Town Centre and it's amenities. The home is on a good sized plot and has been extended to accommodate flexible family living. The accommodation comprises canopied entrance porch opening into a welcoming reception hallway. There is a family lounge to the front with walk in bay window, family/dining room to the rear overlooking the garden and opening into a conservatory. There is a modern refitted dining kitchen and ground floor Guest WC. On the first floor there are 3 double bedrooms with one having an en-suite shower room, a further larger than average single bedroom and a family bathroom. On the 2nd floor landing there is a 5th bedroom which is currently used as an artists studio. There is a garage and good sized driveway. Excellent sized mature and established rear garden. The property is on a good sized plot with excellent potential for further extension and growth (subject to planning).

Canopied Entrance Porch

Canopied porch with tiled step and entrance door with stain glass window lights opening to the hallway.

Reception Hallway

Double glazed stain glass windows, stairs to

the first floor landing, picture rail, radiator, feature archway, doors to the Family Lounge, Dining/Family Room, Dining Kitchen and understairs cupboard.

Family Lounge

14' 4" max x 12' 5" max (4.37m max x 3.78m max)

Double glazed walk in bay window to front, radiator, TV aerial point, coving, picture rail, feature archway, feature fireplace with wooden fire surround, tiled hearth, cast iron inset, and living flame gas fire.

Dining/Family Room

20' 4" max to include recesses x 12' 5" plus door recess (6.20m max to include recesses x 3.78m plus door recess)

Having library style wall to wall shelving to one wall, double glazed window overlooking the rear garden, two radiators, fitted feature glazed wall unit, feature fireplace with characterful wooden fire surround and built in mirror over, tiled inset and hearth and living flame gas fire. Single glazed doors to Conservatory.

Conservatory

10' 9" x 10' 9" (3.28m x 3.28m)

A UPVC double glazed conservatory with doors to the rear garden, power, tiled floor, 2 wall lights and tiled floor.

Dining Kitchen

17' 6" mnax x 8' 2" max (5.33m mnax x 2.49m max)

A refitted dining kitchen with fitted base units

with granite work surfaces over and matching upstand, fitted matching wall units, one and a half bowl sink and drainer with mixer tap over, double glazed windows to side and rear overlooking the garden, integrated gas hob with extractor fan and cookerhood over, space and plumbing for a washing machine and dishwasher, radiator, tiled floor, spotlights, space for under counter fridge or freezer, space for a dining table, door to an inner lobby and door to Garage.

Inner Lobby

Door to the rear garden and door to Guest WC.

Guest Wc

Having low level flush WC, wall mounted wash hand basin with storage under, frosted double glazed window.

First Floor Landing

Double glazed window to the rear, doors to the 4 bedrooms and family bathroom. Stairs to the 2nd floor landing.

Bedroom 1

14' 8" x 11' 1" to front of chimney breast (4.47m x 3.38m to front of chimney breast)

Double glazed walk in bay window, radiator, picture rail, 2 built in wardrobes to recesses.

Bedroom 2

12' 5" x 10' 11" to front of chimney breast (3.78m x 3.33m to front of chimney breast)

Having double glazed window to rear, radiator, picture rail, wooden flooring, built in

wardrobes to recesses.

Bedroom 3

13' 1" to include walkway x 8' 7" (3.99m to include walkway x 2.62m)

Dual aspect with window to front and side, radiator, spotlight, wall light over bed area, wall mounted wash hand basin with storage drawers under. Door to En-Suite Shower Room.

En-Suite Shower Room

Having double walk in shower cubicle, low level flush WC, fully tiled, frosted double glazed window, extractor fan and tiled flooring.

Bedroom 4

8' 5" x 7' 10" (2.57m x 2.39m)

Double glazed window to front, radiator, built in all units and picture rail.

Family Bathroom

A refitted white bathroom suite with panelled bath with electric shower over bath, low level flush WC, wall mounted wash hand basin with 2 drawers under, extractor fan, spotlights, wooden flooring, part tiling to walls, radiator, door to storage cupboard with shelving and housing the wall mounted central heating boiler.

2nd Floor Landing

Double glazed dormer window to side, built in eaves storage area and display ledges. Door to Bedroom 5/Artists Studio.

Bedroom 5/Artists Studio









Ground Floor



First Floor



Second Floor

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

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311669



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311669 - 0005