

22 FREDERICK ROAD, SUTTON COLDFIELD, B73 5QW







Offers Around £710,000

Situated in a highly sought after location close to Boldmere High Street, Sutton Park and Wylde Green Train Station, this impressive four bedroom semi detached family home offers a fantastic combination of traditional character, period features and versatile modern living accommodation. Ideally positioned for access to a wealth of local amenities, highly regarded schools, excellent transport links and the extensive open spaces of Sutton Park, the property is particularly well suited to families looking for a substantial home within a popular and established residential area. Furthermore, the property offers excellent potential for future extension and expansion, subject to obtaining the necessary planning permissions, providing an exciting opportunity for purchasers looking to further enhance and adapt the accommodation to suit their individual requirements.

Retaining a wealth of original features throughout, including original Minton style tiled flooring, original glass windows, original wooden doors, feature fireplaces and wooden flooring, the property offers a wonderful sense of charm and character rarely found in modern homes. The spacious accommodation has also been enhanced to provide excellent contemporary family living, with a particularly impressive open plan kitchen and family room providing a superb hub of the home, together with four bedrooms, two reception rooms, a family bathroom, downstairs WC and garage. Externally, the property benefits from a generous south easterly facing rear garden, enjoying a favourable aspect for morning and early afternoon sunshine, providing an ideal setting for outdoor entertaining, relaxation and family enjoyment. With its combination of character, spacious accommodation, desirable garden aspect and further potential for development, this wonderful family home must be viewed internally to fully appreciate the accommodation, charm and versatility on offer.
Accessed via a tarmac driveway with a lawned corner display, leading to a covered canopy porch with tiled flooring.

PORCH: The porch provides access to the main entrance door and having an original style wooden entrance door with original stained glass window above, together with the property's original Minton style tiled flooring, creating an attractive first impression.

ENTRANCE HALL: The welcoming hallway features a single glazed door and side panel window with original stained glass detailing, original Minton style tiled flooring, a characterful column radiator, stairs rising to the first floor landing and doors leading off to the principal ground floor accommodation.

LOUNGE: 14'09" max x 14'09" max, 13'11" min x 12'02" min A spacious and characterful principal reception room featuring a double glazed bay window to the front with original stained glass windows above, retaining the period charm of the property. Further benefits include wooden flooring, radiator and an original coal effect fire set within a marble hearth and surround, providing an attractive focal point to the room and enhancing the traditional character.

DINING ROOM: 14'09" x 11'04" max, 10'02" min A well proportioned second reception room with double glazed bi folding doors opening directly onto the rear

The Property Ombudsman

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garden, allowing excellent natural light into the room and creating a seamless connection between the indoor and outdoor living spaces. Having original wooden flooring, radiator and ample space for a dining table and accompanying furniture, this is an ideal room for family meals and entertaining.

OPEN PLAN KITCHEN FAMILY ROOM: A superb addition to the home and undoubtedly one of its main features, this impressive open plan space provides an excellent contemporary family hub while retaining a warm and welcoming feel. The room is divided naturally into family and kitchen areas, providing plenty of flexibility for everyday family life and entertaining.

FAMILY AREA: 14'08" x 14'05" A generous and versatile family living space with double glazed bi folding doors opening onto the rear garden, creating a light and spacious environment and allowing the garden to become an extension of the living accommodation during warmer months. The room features attractive exposed brickwork as a characterful feature, tiled flooring and ample space for sofas, occasional furniture and further family seating.

KITCHEN: 17'09" x 13'07" A particularly impressive and well equipped kitchen area, centred around a substantial island incorporating a stainless steel sink set within marble effect work surfaces, together with a breakfast bar area and useful base storage beneath. Further matching base and wall mounted units provide an excellent range of storage, with drawers, five ring gas hob and extractor hood over. Additional features include space for an American style fridge freezer, integrated eye level double ovens, tiled flooring, a characterful column radiator and a skylight positioned above the kitchen area, allowing an abundance of natural light into the space. The generous proportions provide ample room for family cooking and entertaining, making this an excellent heart of the home.

WC: Having an obscure single glazed window to the side, low flushing WC, floating hand wash basin, half tiled surround and chrome effect ladder style radiator.

FIRST FLOOR LANDING: Having loft access point, door providing access to a useful storage cupboard, radiator and doors leading to all four bedrooms and the family bathroom.

BEDROOM ONE: 15'06" max, 12'03" min x 13'06" max, 12'09" min A spacious principal bedroom with PVC double glazed bay window to the front, complemented by original stained glass windows above, continuing the attractive period character found throughout the property. Further features include an original feature fireplace, wooden flooring and a column radiator, together with excellent space for a range of bedroom furniture.

BEDROOM TWO: 14'10" x 11'04" max, 10'01" min A further well proportioned double bedroom with PVC double glazed window overlooking the rear garden, radiator, original wooden flooring and ample space for bedroom furniture.

BEDROOM THREE: 12'07" x 9'00" max, 7'10" min A good sized third bedroom with PVC double glazed window to the rear, radiator and space for bedroom furniture. This room would make an ideal bedroom for a child or teenager, or could alternatively be utilised as a







TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: E Council:


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home office or guest room if required.

BEDROOM FOUR: 9'08" x 6'09" A versatile fourth bedroom with PVC double glazed window to the front, featuring original stained glass windows above, radiator and space for bedroom furniture. The room could also provide an excellent home office, nursery or dressing room depending upon the needs of the purchaser.

FAMILY BATHROOM: A characterful family bathroom having two single glazed sash windows to the side, incorporating part stained glass and obscure glazing, together with a column radiator, freestanding bath with shower attachment, low flushing WC, enclosed shower cubicle and hand wash basin. The room features a tiled surround and attractive wooden flooring, combining practical family accommodation with the traditional character of the property.

REAR GARDEN: The property benefits from a generous and established rear garden, beginning with a paved patio area providing an excellent space for outdoor seating, entertaining and al fresco dining. Beyond this is a substantial lawned garden, complemented by mature trees and established shrubs to one side, creating a private and attractive outdoor setting. The garden is enclosed by a combination of fenced boundaries and also features two raised planting beds for plants and trees positioned next to the main paved patio area. Side access leads towards the rear of the garage, while a further slab paved area to the rear provides a useful additional space.
The existing slab paved area provides the ideal opportunity for a garden shed or purpose built garden room/outbuilding, subject to the relevant requirements. Overall, the garden offers an excellent combination of lawn, patio, mature planting and useful outdoor spaces, making it particularly well suited to family life and entertaining and is a south eastly facing rear garden.

GARAGE: Having new wooden double opening doors to the front, providing a useful garage and storage facility. The space also offers potential for conversion to provide additional accommodation, subject to the necessary planning permissions and consents. (Please check the suitability of this garage for your own vehicle)

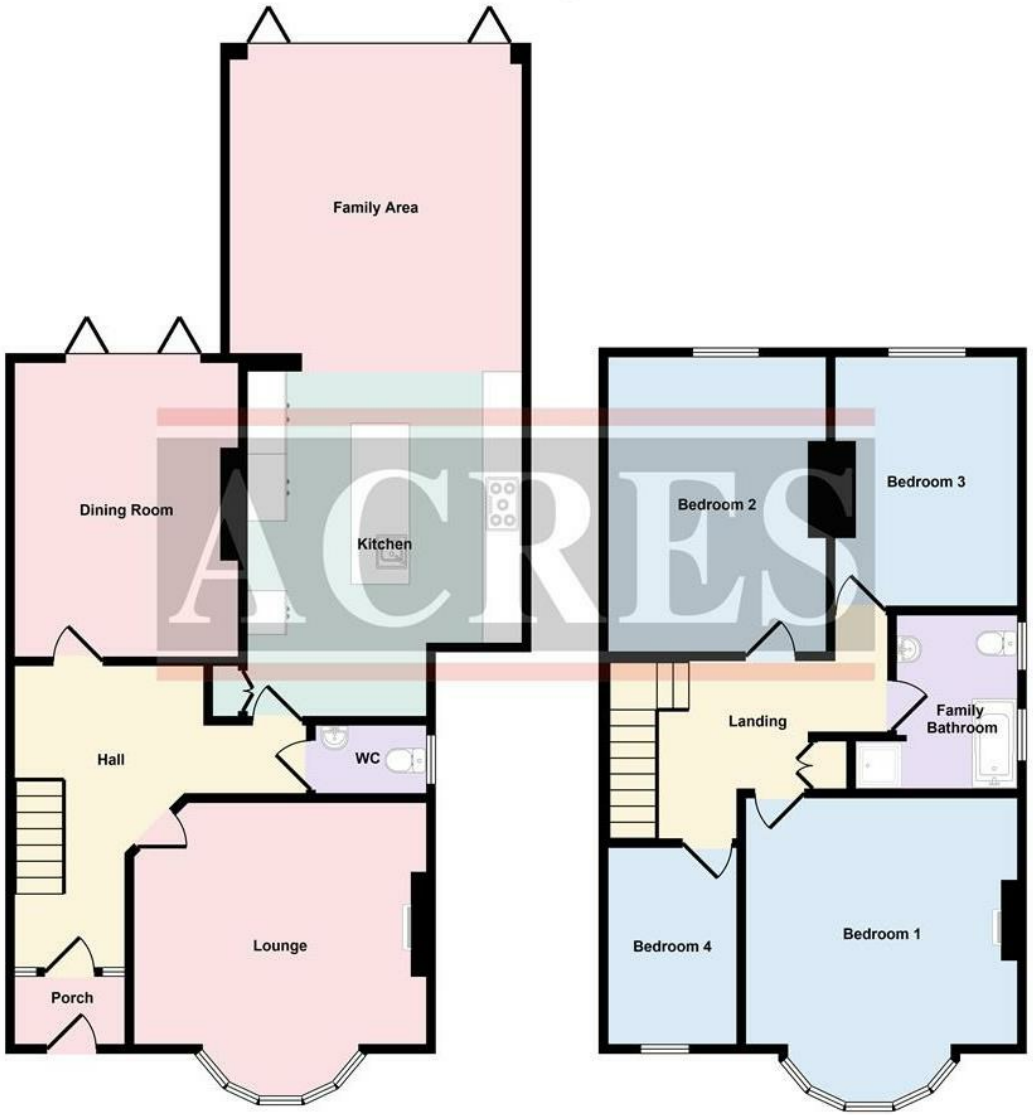
ADDITIONAL CHARACTER FEATURES: The property retains a number of original and period style features throughout, including original wooden doors, original stained glass detailing, original Minton style tiled flooring, feature fireplaces, wooden flooring and column radiators, all contributing to the home's distinctive character and charm.

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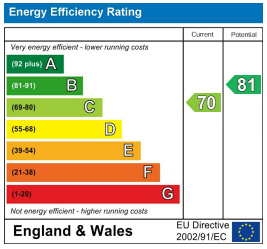
Approx Gross Internal Area
163 sq m / 1758 sq ft



Ground Floor
Approx 95 sq m / 1020 sq ft

First Floor
Approx 69 sq m / 738 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.