



Connells

Hermitage Drive
Sutton Coldfield



Property Description

An immaculately presented four bedroom modern family detached home located in a good school catchment area for both primary & senior schools & good access to local transport links. The property benefits from having a single garage and double driveway to the front. There is a parkland area to the side that has open grassland for public use and has a natural pond to the side. The accommodation comprises an entrance hall leading into a snug/cinema room, family lounge which opens into a really good sized open plan living kitchen family room overlooking the rear garden. There is also a utility room & guest WC. On the first floor landing there is a master bedroom with walk-in wardrobes & open access to a dressing area/nursery and en-suite shower room, three further good sized bedrooms and a refitted family bathroom.

Entrance Hall

Having double glazed door to the front giving access into the entrance hall, radiator, stairs lead to the first floor landing, telephone point, doors gives access into the family lounge and the separate snug / cinema room.

Snug / Cinema Room

11' 6" x 7' 7" (3.51m x 2.31m)

Having radiator and laminate flooring.

Family Lounge

12' 2" MAX x 13' 7" (3.71m MAX x 4.14m)

Having double glazed window to the front, two TV aerial points, two telephone points, radiator, laminate flooring, coving and feature fire surround. Double doors gives access into the open plan family living kitchen.

Family Living Kitchen

20' 3" MAX x 12' 8" MAX (6.17m MAX x 3.86m MAX)

Comprising a modern and high specification fitted family living kitchen having fitted base units with work surfaces over, matching up-stand, fitted matching wall units, double glazed window overlooking the rear garden, sliding double glazed door gives access into the rear garden, 1 & 1/2 bowl sink and drainer unit with mixer tap over, cupboards under, integrated dishwasher, integrated fridge and integrated freezer, space for a dual fuel cooker, wall mounted central heating boiler. Having a good sized overhang and seating breakfast area providing excellent seating space and having space for a table and spotlights. Door to the utility room.

Utility Room

11' 11" MAX x 7' 6" (3.63m MAX x 2.29m)

Having fitted base units with work surfaces over, fitted matching wall units, sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space for a dryer, radiator, double glazed door to the rear garden.

Guest Wc

Having low level flush WC, wall mounted wash hand basin with cupboard under, wall



mounted heated towel rail radiator, part tiling and extractor fan.

First Floor Landing

Having doors off to the four bedrooms and the family bathroom. Having loft access which the seller advises is boarded for extra storage.

Bedroom One

14' 4" MAX TO THE REAR OF THE ENSUITE x 8' 8" (4.37m MAX TO THE REAR OF THE ENSUITE x 2.64m)

Having double glazed window, radiator, telephone point and TV aerial point, door gives access into a dressing area which is currently used as a nursery. Walk in wardrobe. Door gives access into the en-suite shower room.

Dressing Area / Nursery

6' 7" x 5' 9" (2.01m x 1.75m)

Having double glazed window and walk in wardrobe.

Ensuite Shower Room

Having shower cubicle, wash hand basin, low level flush WC, wall mounted heated towel rail radiator, full tiling to walls and frosted double glazed window to the side.

Bedroom Two

14' 11" MAX TO INCLUDE WALKWAY x 7' 9" (4.55m MAX TO INCLUDE WALKWAY x 2.36m)

Having double glazed windows and radiator to wall.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

Having a double glazed window to the rear and radiator.

Bedroom Four

10' TO THE FRONT OF THE WARDROBES x 7' 10" (3.05m TO THE FRONT OF THE WARDROBES x 2.39m)

Having double glazed window, built-in double wardrobe and radiator.

Family Bathroom

Being a good sized family bathroom, having panelled bath with electric shower over the bath, wall mounted heated towel rail radiator, wash hand basin, low level flush WC, frosted double glazed window, extractor fan to wall and part tiling to walls.

Outside Front

Having double driveway providing ample off road parking, with gated access to the rear garden,

Rear Garden

Being a good sized low maintenance rear garden, paved area and artificial grass area, fencing to perimeter and shed with power and lighting.

Garage

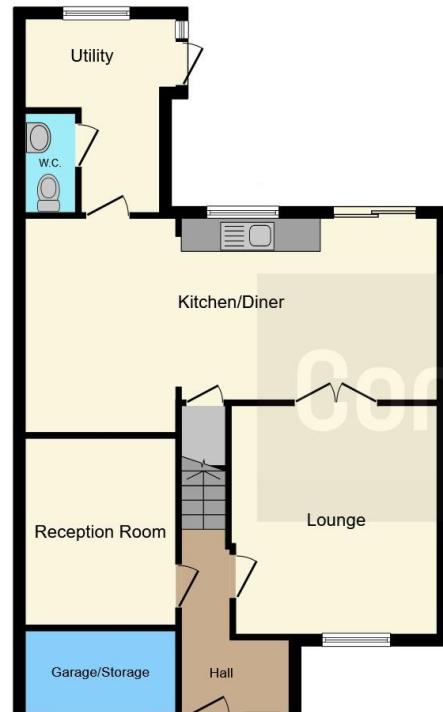
8' 5" x 5' 5" (2.57m x 1.65m)

Having power and lighting and up-and-over door.









Ground Floor



First 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.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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