



Connells

Welwyndale Road
Sutton Coldfield



Property Description

A superbly presented 5 bedroom family home, with stunning open plan kitchen, living and dining area, offering modern family living. Just a short 0.5 mile commute to Wylde Green high street and being within sought after primary and secondary school catchment areas, this property is superbly located, perfect for families. Inside the property you'll find ample living space, with an incredible open plan kitchen, living and dining space, with separate additional living room to the front of the property. Downstairs also features one of the main bedrooms with its own en-suite, perfect for older kids or elderly family members. On the first floor you'll find an additional 4 good sized bedrooms and 2 bathrooms, leading up into a converted loft space, currently used as the family office. A great sized, well established garden features to the rear, with stunning patio balcony off the dining space.

Entrance Porch

Double glazed PVC front door which gives access to the entrance porch, double glazed front door gives access into the entrance hallway.

Entrance Hallway

The entrance hallway gives access to a ground floor shower room and family lounge and radiator to wall.

Ground Floor Shower Room

Briefly comprising a shower cubicle, low level flush WC, wash hand basin and towel warmer radiator to wall



Family Lounge

10' 11" x 10' 8" plus the bay (3.33m x 3.25m plus the bay)

Featuring a front facing bay window and radiator to wall.

Open Plan Kitchen/Living/Diner

24' 7" x 20' 6" (7.49m x 6.25m)

Kitchen Area

Comprising integrated cupboards, integrated dishwasher, integrated five ring gas hob, integrated two timed electric ovens, space for an American-style fridge/freezer and access to a utility area.

Utility Area

Space and plumbing for a washing machine and space for a tumble drier, cupboard housing the boiler and double glazed door leading to the rear garden.

Living Area

Having radiator to wall.

Dining Area

Having French doors leading to the rear garden.

Bedroom 5

15' x 8' 5" (4.57m x 2.57m)

A front facing bedroom having a radiator to wall, space for wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Featuring shower cubicle, low level flush WC, wash hand basin and radiator to wall.

First Floor Landing

Doors give access to bedrooms 1, 2, 3, 4, guest and main bathrooms

Bedroom 1

12' 5" x 9' 9" plus the bay (3.78m x 2.97m plus the bay)

Having a front facing bay window overlooking the driveway, radiator to wall and fitted wardrobes.

Bedroom 2

10' 8" x 7' 4" plus the bay (3.25m x 2.24m plus the bay)

Having a rear facing bay window, radiator to wall and space for wardrobes.

Bedroom 3

9' 3" x 7' 5" (2.82m x 2.26m)

A rear facing bedroom having radiator to wall and space for wardrobes.

Bedroom 4

10' 4" x 8' 1" (3.15m x 2.46m)

A front facing bedroom overlooking the driveway, having space for wardrobes and radiator to wall.

Guest Bathroom

Comprises a low level flush WC, hand wash basin, towel warmer radiator to wall, frosted double glazed window and space and plumbing for a shower cubicle.

Main Bathroom

Comprises a bath with shower over, hand wash basin and towel warmer radiator to wall.

Second Floor Landing

15' 4" x 11' 1" (4.67m x 3.38m)

Gives access to loft space.

Office/Study

Two built-in loft spaces with radiator to wall, currently being used as an office/study

Outside

Front

Having a block paved driveway offering ample off-road parking.

Rear Garden

A two tier garden, the top tier comprises a balcony with glass rail and space for garden lounge furniture, two steps lead to the lower tier which comprises a patio area opening out onto garden laid to lawn.





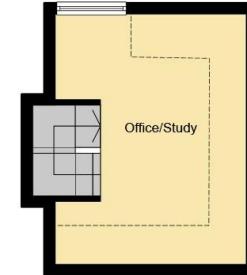




Ground Floor



First Floor



Second Floor

Total floor area 159.6 m² (1,718 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

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: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311212



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: SCO311212 - 0003