



**Connells**

Longdon Drive  
SUTTON COLDFIELD



## Property Description

An extended and deceptively spacious three double bedroom detached family home, set in a cul-de-sac location. OFFERED WITH NO UPWARD CHAIN. Located close to excellent primary and senior schools and in excellent order. Having a single garage and ample driveway to the front. There is a reception hallway which gives access into a front sitting room and an extended rear family lounge. There has been an excellent sized open plan living/kitchen/family room extension added with modern refitted kitchen with the benefit of ceiling lanterns and double glazed windows overlooking the rear garden. The impressive fitted kitchen benefits from having a central island, built-in appliances and gives access into a large area for a dining table. There is a utility room and guest WC. On the first floor landing there are three double bedrooms and a first floor refitted family bathroom with bath and walk-in shower. The property benefits from having central heating and double glazing, there is a mature and landscaped rear garden with outdoor seating areas and a detached outbuilding to the rear of the garden providing excellent home or remote working space/entertainment room and separate infra-red sauna.

## Entrance Hallway

Having composite door giving access into the entrance hall. Having doors giving access into the lounge, the front sitting room and impressive open plan living/kitchen/family room, radiator to wall, door to useful understairs storage cupboard providing ample storage space and coat hanging/shelving and decorative coving to ceiling.

## Sitting Room

12' 5" plus the bay x 11' 2" ( 3.78m plus the bay x 3.40m )

Having double glazed window to the front with built-in storage cupboard to the bay providing excellent hidden storage space, fitted wall storage units, coving to ceiling and wood flooring.

## Extended Family Lounge

19' 9" plus the door recess x 11' 2" maximum ( 6.02m plus the door recess x 3.40m maximum )

Having double glazed French doors giving access into the open living/kitchen/family with double glazed picture windows to either side, two radiators to wall, four wall light fittings and remote controlled electric fire to wall.

## Living/Kitchen/Family Room

27' 7" maximum x 26' 8" ( 8.41m maximum x 8.13m )

Being an impressive and extended open plan living/kitchen/family room. Having a fitted kitchen area, having fitted base units with square edge work surfaces over and fitted matching wall units, built-in seven ring induction hob, oven with built-in cooker hood and extractor fan over, central island with overhang seating and additional two ring induction hob, space and plumbing for an American style fridge/freezer, integrated dishwasher, three wall mounted designer radiators, spotlights to ceiling, two double glazed picture windows overlooking the rear garden and double glazed French doors with picture windows either side give access into

the rear garden, two ceiling lantern windows to ceiling, space for a dining table, wood flooring and being an excellent open plan living space and sociable area. Access to utility room.

### Utility Room

6' 4" x 4' 8" ( 1.93m x 1.42m )

Having space and plumbing for a washing machine, venting for a drier and door gives access into the guest WC.

### Guest WC

Having low level flush WC, wall mounted wash hand basin and feature designer wall mounted radiator to wall.

### First Floor Landing

Having doors off to the three bedrooms and the family bathroom and double glazed Dorma window to the front.

### Bedroom 1

15' 1" to include the bay x 9' to the front of the wardrobes ( 4.60m to include the bay x 2.74m to the front of the wardrobes )

Having double glazed walk-in bay window to the rear, radiator to wall, built-in wall to wall wardrobes to wall comprising two double wardrobes and three singles, built-in wall units and built-in cabinets over the bed area with built-in bedside cabinets.

### Bedroom 2

13' x 11' 2" ( 3.96m x 3.40m )

Having double glazed window to the rear overlooking the rear garden, radiator to wall and built-in double wardrobe.

### Bedroom 3

11' 11" x 8' 5" ( 3.63m x 2.57m )

Having double glazed window to the front and to the rear, radiator to wall.

### Family Bathroom

An impressive family bathroom, having bath with central mixer tap over, walk-in shower with rainfall and hand-held shower, wall mounted wash hand basin with cupboards under, low level flush WC, spotlights to ceiling, full tiling to walls, wall mounted heated towel rail radiator and frosted double glazed window to the rear.

### Outside Front

Having driveway providing ample off road parking, gated side access to the rear garden and access to the garage.

### Garage

8' 6" maximum x 7' minimum ( 2.59m maximum x 2.13m minimum )

Having power and lighting, up and over door, wall mounted central heating boiler to wall, gas and electricity meter and fuse board.

### Rear Garden

Being an excellent sized landscaped rear garden with patio area with steps down leading to a traditional patio area, pathway leading to the rear of the garden, planted borders and raised beds. To the rear of the garden there is a further large patio area, various plants shrubs and trees, there is space for a shed a hot tub at the rear of the garden and an excellent sized detached outbuilding.

### Detached Outbuilding

This is an excellent home workers' space or remote working from home. There are two double glazed windows to the side, electric heater to wall, double glazed sliding patio doors leading onto the rear garden. There is a built-in bar area, separate infra-red sauna and all hard-wired for Internet access.

### Agents Note:

The vendor advises that the hot tub located at the rear of the garden can be left at the property subject to negotiation.









**Ground Floor**



**First Floor**

Total floor area 176.5 m<sup>2</sup> (1,900 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: SCO311096 - 0006