



**Connells**

Hillcrest Road  
Sutton Coldfield



# Hillcrest Road Sutton Coldfield B72 1EG

for sale offers over  
**£475,000**



## Property Description

A lovingly presented 4 bedroom detached family home in Wylde Green, featuring fantastic living space & generously proportioned bedrooms. Being just 0.8 miles from Wylde Green high street with local cafes and shops & within 1 mile of 2 train stations, this property is superbly located. A short commute up Birmingham Road takes you to Sutton Coldfield Town Centre, with an abundance of high street shops, bars, restaurants & access to the famous Sutton Park. The property itself has the ideal family layout, with a great sized open plan kitchen and separate utility area, flowing through into a generously sized conservatory with access to the rear garden. A good-sized family lounge area features at the front of the property, with stunning bay windows creating a fantastic space. The 4th bedroom features on the ground floor, having previously been converted from the garage space, being an ideal private space for growing teenagers or elder family members staying. Behind the fourth bedroom is the downstairs shower room or guest WC, adding to the modern living arrangements. Upstairs, we have a great sized main bedroom with ample storage space, as well as generously proportioned 2nd and 3rd bedrooms with built in cupboard space. The loft space is partly boarded with electrics running throughout, accessed via a drop-down ladder. To the rear of the property sits a well established rear garden with plenty of grassed space and a fantastic patio area wrapping round the side of the house.

## Entrance Porchway

The porchway is accessed via a double glazed front door with double glazed windows surrounding and then through a secondary door into the main hallway

## Entrance Hallway

The hallway gives access to the stairs that lead to the first floor landing and doors give access to the kitchen, the lounge, ground floor shower room and bedroom 4. There is also a large amount of storage space offering excellent storage.

## Kitchen

17' 4" x 11' 9" maximum ( 5.28m x 3.58m maximum )

A rear facing kitchen comprising an island with built-in cupboard space, four ring gas hob and extractor hood over, two electric ovens, integrated dishwasher, space for a free standing fridge/freezer, integrated cupboard space offering excellent storage, two velux windows to the ceiling, plinth storage heater plus radiator to wall, door leads off to utility room and door leads to conservatory.

## Utility Room

9' x 2' ( 2.74m x 0.61m )

Having a sink with integrated cupboards under, space for a washing machine, space for a tumble drier and velux window to ceiling.

## Conservatory

17' 2" x 17' 2" maximum ( 5.23m x 5.23m maximum )

Having a radiator to wall, doors lead to rear garden, access to the kitchen and access to the lounge.

## Family Lounge

18' 1" x 17' 2" maximum ( 5.51m x 5.23m maximum )

Having an electric fireplace, a front facing bay window, two separate radiators to wall at either end of the room, access to the conservatory via sliding double doors.

## Ground Floor Shower Room

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

## Bedroom 4

13' 2" x 11' 2" ( 4.01m x 3.40m )

A front facing garage conversion, having a radiator to wall, spotlights to ceiling, perfect for elderly parents or teenagers.

## First Floor Landing

Gives access to bedrooms 1, 2 and 3 plus the family bathroom.

## Bedroom 1

17' 4" x 10' 8" maximum ( 5.28m x 3.25m maximum )

A front facing bedroom overlooking the driveway, having two radiators to wall at either side of the room and space for free standing wardrobes.

## Bedroom 2

10' 8" x 8' 8" ( 3.25m x 2.64m )

A front facing bedroom overlooking the driveway, having two radiators to wall at either side of the room and space for free standing wardrobes.

## Bedroom 3

8' 2" x 7' 9" ( 2.49m x 2.36m )

A rear facing bedroom overlooking the garden, having radiator to wall and space for free standing wardrobes.

## Family Bathroom

Comprises two his & hers hand wash basins and two taps, a low level flush WC, bath with shower over, towel warmer radiator to wall and frosted windows.

## Loft

Power to loft, plug sockets, part boarded, insulated throughout and drop down ladder.

## Outside

### Front

A good sized block paved driveway offering ample off-road parking.

### Rear Garden

Half patioed, half garden laid to lawn with various shrubs















**Ground Floor**



**First Floor**

Total floor area 169.4 m<sup>2</sup> (1,823 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](http://www.propertybox.io)

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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