



Connells

Nadin Road  
Sutton Coldfield



## Property Description

An immaculately presented four bedroom traditional style family detached home, located in a quiet cul-de-sac location within a good school catchment area for both primary and senior schools. The property benefits from a driveway and garage. Internally there is a canopied entrance porch leading into a reception hallway, a good sized sitting room/dining room to the front with walk-in bay window, a good sized rear family lounge overlooking the rear garden. There is a high specification refitted kitchen with some built-in appliances with overhang breakfast bar area. On the first floor landing there are four good sized bedrooms, a refitted family bathroom and separate WC. The property is positioned on an excellent sized plot with potential for further expansion (subject to planning).

## Canopied Entrance Porch

Having tiled step leading to a composite which gives access into the reception hall.

## Reception Hall

Having double glazed frosted window to the front, Kardean flooring, telephone point, radiator to wall, stairs lead to the first floor landing, doors give access into the lounge, the dining room and the kitchen. There are doors off to a understair storage room currently being used as a utility area with space for a washing machine, space for a drier and power.

## Dining/Sitting Room

15' 11" to include the bay x 10' 11" ( 4.85m to include the bay x 3.33m )

Having double glazed walk-in bay window to the front, feature fireplace, radiator to wall, decorative coving to ceiling and two wall light fittings.

## Family Lounge

17' plus the door recess x 11' 10" maximum ( 5.18m plus the door recess x 3.61m maximum )

Having double glazed French door leading into the rear garden with double glazed windows to either side, radiator to wall, TV aerial point, Living Flame gas fire and two wall light fittings.

## Refitted Kitchen

12' 8" x 10' 4" ( 3.86m x 3.15m )

Briefly comprising a modern refitted kitchen, having fitted base units with quartz work surfaces over, double glazed window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, integrated double electric oven, integrated induction hob, built-in wine cooler, matching upstand to worktop, integrated fridge, integrated freezer, radiator to wall, laminate flooring, overhang seating area providing breakfast bar and seating space, double glazed door to the side giving access to the rear garden.

## First Floor Landing

Having frosted double glazed window to the side, radiator to wall and doors off to the four bedrooms, family bathroom and separate WC.

## Bedroom 1

16' 8" to include the bay x 10' 11" ( 5.08m to include the bay x 3.33m )

Having double glazed window to the front, fitted wardrobes with built-in cupboards over, radiator to wall and coving to ceiling.

## Bedroom 2

14' x 11' 9" to the rear of the wardrobes ( 4.27m x 3.58m to the rear of the wardrobes )

Having double glazed window to the rear, fitted wardrobes, radiator to wall and built-in double cupboard over and having a built-in dressing table.

## Bedroom 3

12' 10" x 10' 2" ( 3.91m x 3.10m )

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

## Bedroom 4

9' 8" x 7' 10" ( 2.95m x 2.39m )

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

## Family Bathroom

Comprising a free standing bath, a shower cubicle with rainfall and hand-held shower over, wall mounted wash hand basin with two drawer units under, wall mounted heated towel rail radiator, spotlights to ceiling, floor tiling and frosted double glazed window to the front.

## Separate WC

Having laminate flooring, low level flush WC, part tiling to walls and frosted double glazed window.

## Outside

### Front

Having driveway providing off-road parking, garden area and gated access to the front of the property and access to the garage.

### Garage

17' 4" x 7' 7" ( 5.28m x 2.31m )

Having power and lighting, double doors opening onto the driveway, pedestrian door giving access into the rear garden and wall mounted central heating boiler.

### Outside WC

The property benefits from having an outside WC with low level flush WC and single glazed window to the rear.

### Rear Garden

Being an excellent sized rear garden with garden laid to lawn, fencing to the sides, planted borders and gated access to the front.









**Ground Floor**



**First Floor**

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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