



Connells

Rokeby Close
Sutton Coldfield

Rokeby Close Sutton Coldfield B76 1FS

for sale offers over
£470,000



Property Description

Connells are proud to present this exceptional four bedroom detached family home occupying a secluded corner position at the end of a picturesque cul-de-sac in the heart of Sutton Coldfield. Offering outstanding privacy, generous living space and a comprehensive refurbishment, this is a superb opportunity for families seeking a 'turnkey' home in a prime central location.

Set behind a private entrance with driveway and detached double garage, the property enjoys wraparound landscaped gardens with conifers and fencing to borders, creating a wonderfully private setting.

Internally, the home has been fully refurbished throughout in 2024 and boasts contemporary kitchen dining space, beautifully finished with quartz worktops, modern fitted appliances and ample storage, spacious living area with French doors onto the garden and outdoor entertaining area.

The ground floor benefits from Oak Aquaplane LVT flooring throughout, guest WC to the front and a versatile insulated garage conversion offering flexible additional space for home working.

The first floor features high quality carpeting and offers four well-proportioned bedrooms, each with built-in storage alongside a newly fitted bathroom complete with a contemporary suite and designer wall panelling.

Externally the landscaped rear garden is thoughtfully designed and comprises modern tiered patio with built-in outdoor cooking & BBQ area and further levelled lawn space.

External Hallway

Having access to the double garage and access to main single glazed wooden front door to entrance hallway.

Entrance Hallway

Having radiator to wall, panelling throughout and access to the ground floor guest WC.

Guest WC

Having low level flush WC, wash hand basin and radiator to wall

Family Lounge

15' 2" x 13' 9" (4.62m x 4.19m)

Having double glazed French doors leading to the garden, radiator to wall, panelling throughout and gas fireplace to wall. Doors give access to the kitchen.

Kitchen/Diner

16' 11" x 12' 1" (5.16m x 3.68m)

Comprising a dining space, fully integrated cupboard space, four ring gas hob, two electric ovens, filter hood over, integrated fridge/freezer, integrated dishwasher and integrated space for washing machine.

First Floor Landing

Having doors leading to bedrooms 1-4, built-in cupboard space housing the boiler and offering excellent storage and characterful

arched front facing window

Bedroom 1

12' 11" x 10' 4" (3.94m x 3.15m)

Having a rear facing window overlooking the rear garden, radiator to wall and space for wardrobes.

Bedroom 2

10' 4" x 8' 7" (3.15m x 2.62m)

Having a rear facing window overlooking the rear garden, radiator to wall and space for wardrobes.

Bedroom 3

9' 5" x 6' 4" (2.87m x 1.93m)

Having a front facing window overlooking the driveway, radiator to wall and built-in cupboard.

Bedroom 4

8' 9" x 6' 4" (2.67m x 1.93m)

Having a front facing window overlooking the driveway and radiator to wall

Family Bathroom

Briefly comprising a bath with shower over, low level flush WC, wash hand basin and frosted window.

Outside

Front

Having a double block paved driveway together with a stone garden, a double garage with double doors.

Garage 1

15' 2" x 8' 1" (4.62m x 2.46m)

Currently being used as a beauty salon, electric radiator to wall, fully insulated, wooden flooring and double glazed window to rear. Open doorway leads to a garage 2.

Garage 2

16' 5" x 9' 4" (5.00m x 2.84m)

Access to rafters, concrete flooring.

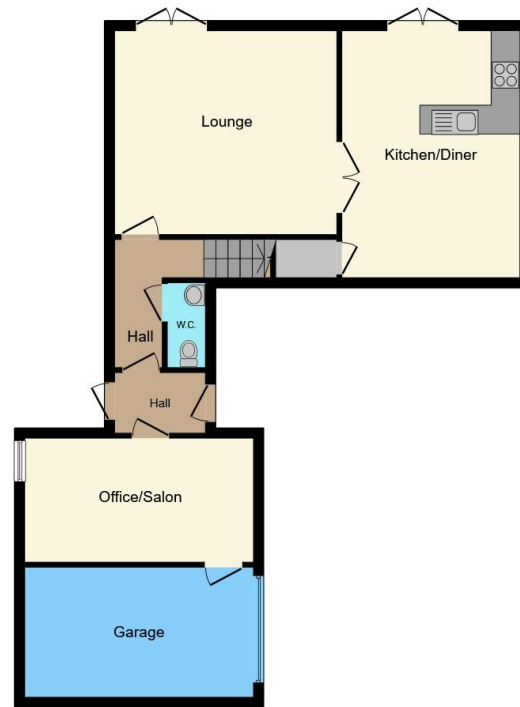
Rear Garden

A three tier garden comprising a patio area, built-in barbecue area, wrap around section of lawn to the rear of the property, ideal for entertaining.

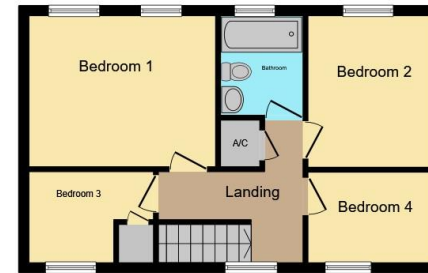








Ground Floor



First Floor

Total floor area 119.0 m² (1,281 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



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: E

Tenure: Freehold

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