



Connells

Golson Close
Sutton Coldfield



Property Description

A well presented and extended four bedroom detached family home set in a quiet cul-de-sac location in a much sought after school catchment area for primary and senior schools and having good access to Rectory Park, Good Hope Hospital and the Royal town of Sutton Coldfield. The accommodation comprises driveway providing off-road parking, entrance hallway, lounge, separate dining/sitting room. There is a conservatory with ceiling lantern, windows and roof, modern refitted kitchen with ample storage. On the first floor landing there are four bedrooms and a family bathroom.

Entrance Hall

Having composite door to the front giving access into the hallway area, having radiator to wall, stairs lead to the first floor landing, door gives access into the guest WC and the lounge.

Guest WC

Having low level flush WC, wall mounted wash hand basin, frosted double glazed window to the front.

Family Lounge

16' x 15' 8" maximum to include the recess (4.88m x 4.78m maximum to include the recess)

Having double glazed window to the front, radiator to wall, feature living flame gas fire with wooden fire surround. Door gives access into the dining/sitting room.

Dining/Sitting Room

13' 11" x 9' 4" (4.24m x 2.84m)

Having double glazed French doors leading into the conservatory, radiator to wall and internal door gives access into the modern refitted kitchen.

Conservatory

12' 7" x 10' 8" (3.84m x 3.25m)

Being an excellent sized UPVC double glazed conservatory with two ceiling lanterns to the roof, Amtico flooring, double glazed French doors to the side and having good sized double glazed windows.

Fitted Kitchen

11' 1" to the front of the cupboard x 9' 11" (3.38m to the front of the cupboard x 3.02m)

Comprising a modern refitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob with cooker hood and extractor fan, integrated fridge, integrated freezer, integrated washing machine and integrated dishwasher, wall to wall built-in storage cupboards and double glazed door to the side giving access into the rear and front gardens.

First Floor Landing

Having doors off to the 4 bedrooms and the family bathroom.

Bedroom 1

11' 2" maximum x 15' 8" (3.40m maximum x 4.78m)

Having double glazed window to the front, two radiators to wall and door to the airing cupboard providing excellent storage.

Bedroom 2

11' 6" x 8' 8" (3.51m x 2.64m)

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

Bedroom 3

15' 6" x 7' 6" (4.72m x 2.29m)

Having double glazed window to the front and to the rear being a dual aspect room, radiator to wall.

Bedroom 4

8' 5" x 6' 9" (2.57m x 2.06m)

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

Family Bathroom

Having a panelled bath with mixer tap over, vanity wash hand basin with cupboard under, low level flush WC, separate shower cubicle and frosted double glazed window to the side.

Outside Front

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

Garage

The garage is purely a store garage, has wall mounted central heating boiler, power and lighting and pedestrian door into the rear garden.

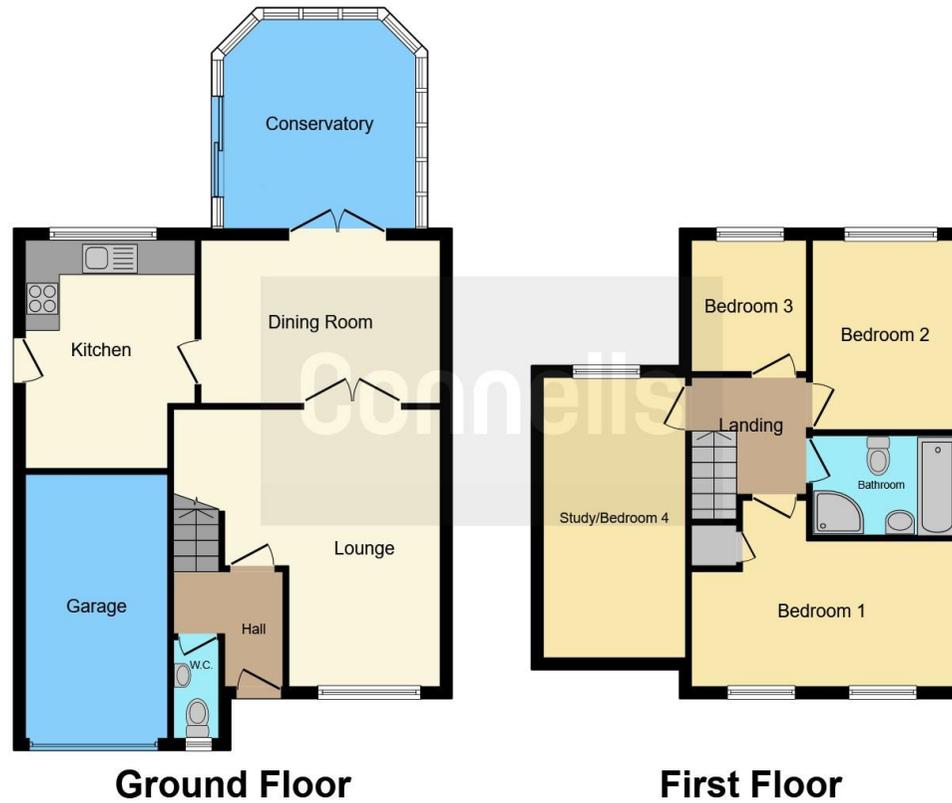
Rear Garden

Being a good sized rear garden, having garden laid to lawn, fencing to the perimeter, various plants and shrubs and patio area.









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.focalagent.com

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Property Ref: SCO310910 - 0005