



Connells

George Frederick Road
Streetly Sutton Coldfield



Property Description

An impressive and deceptively spacious well presented two bedroom semi detached home. Located close to main road transport links. Having an entrance porch leading into an impressive and extended open plan living/kitchen/family room with excellent views via bi-fold doors onto the rear garden. There is a modern fully fitted kitchen and a separate utility room, on the ground floor there is also a guest WC. The open plan living/kitchen/family room is made up of three zones with a lounge area, dining area and a seating area to the rear with views via the bi-folds onto the rear garden. The property benefits from having two double bedrooms, the main bedroom benefits from having a refitted en-suite shower room and there is a family bathroom on the first floor. To the front of the property there is a block paved driveway with additional shared driveway with pedestrian access to the rear garden. The garden is an excellent sized private and enclosed, mature and established rear garden with an excellent sized patio area, lawned area, established and planted borders and shrubs and trees and to the rear of the garden there is a private enclosed low maintenance seating area with fencing to the sides and space for a shed to the rear.

Entrance Porch

Having double glazed door giving access into the entrance porch with double glazed window to the front. Internal door gives access into the open plan living/kitchen/family room.

Living/Kitchen/Family Room

23' 5" x 18' 1" (7.14m x 5.51m)

Being an impressive extended living/kitchen/family room. Having designated lounge area, dining area and garden sunroom seating area. There is a feature spiral staircase leading to the first floor landing, feature steel exposed beams.

Living Area

Having double glazed walk-in bay window to the front, TV aerial point, three radiators to wall, feature gas fire log burner style to wall into feature fireplace.

Dining Area

Having space for a dining table and chairs and is located next to the kitchen area.

Rear Seating Area

12' 1" x 9' 10" (3.68m x 3.00m)

Having bi-fold doors leading out onto the impressive rear garden, feature skylight window, laminate floor, spotlights to ceiling and doorway gives access into the utility room.

Kitchen Area

Briefly comprising a fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, sink and drainer with mixer tap over, cupboards under, splash back tiling, integrated double electric oven, integrated gas hob, built-in cooker hood and extractor fan, space and plumbing for a dishwasher, integrated fridge and laminate floor.

Utility Room

8' 10" x 7' 1" (2.69m x 2.16m)

Having fitted base units with roll edge work surfaces over, space and plumbing for a washing machine, tiled floor, sink and drainer unit with mixer tap over, radiator to wall, double glazed window to the side, space for a fridge/freezer, spotlights, skylight window to ceiling and door gives access to the guest WC.

Guest WC

Having low level flush WC, pedestal wash hand basin, part tiling, radiator to wall, extractor fan, tiled flooring and frosted double glazed window to the rear.

First Floor Landing

Having doors leading to the two bedrooms and the family bathroom. There is loft access with a drop down ladder and frosted double glazed window to the side.

Bedroom 1

11' 2" x 11' (3.40m x 3.35m)

Having double glazed walk-in bay window to the rear overlooking the rear garden, built-in wardrobes with sliding front, door to the en-suite shower room.

En-Suite Shower Room

Having a walk-in shower with rainfall and hand-held shower facility, wash hand basin, wall mounted heated towel rail radiator, extractor fan, floor and wall tiling and frosted double glazed window to the rear.

Bedroom 2

12' 2" x 9' 10" (3.71m x 3.00m)

Having double glazed walk-in bay window to the front, radiator to wall TV aerial point and spotlights to ceiling.

Family Bathroom

Comprising a panelled bath with electric shower over, low level flush WC, frosted double glazed window to the front, pedestal wash hand basin and laminate floor.

Outside

Front

Having block paved driveway providing ample off-road parking and having shared driveway giving access to the gate leading into the rear garden.

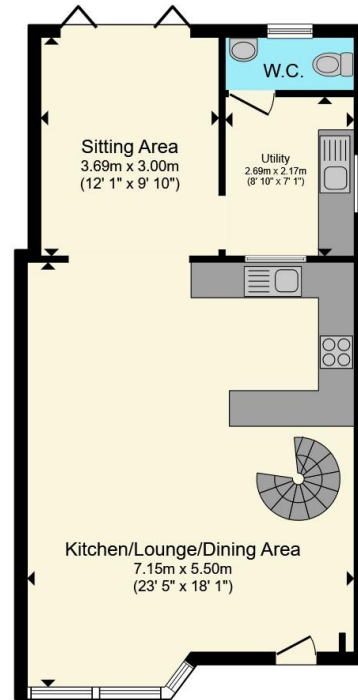
Rear Garden

Being an impressive and deceptively long rear garden. An excellent entertaining garden with block paved patio area, fencing to the sides, garden laid to lawn, planted and established mature borders, various plants, trees and shrubs. To the rear of the garden there is an excellent low maintenance outside seating area with space for a shed, there is also two feature murals on the wall to the rear of the garden and to the side wall. The rear garden is private and enclosed, mature and established.

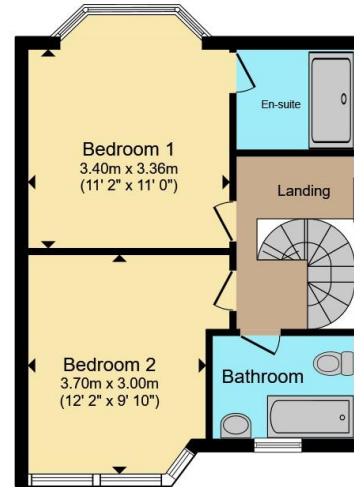








Ground Floor



First Floor

Total floor area 96.5 m² (1,038 sq.ft.) approx

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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