



Connells

Battalion Drive
SUTTON COLDFIELD



Property Description

An immaculate and well presented 4 bedroom modern family detached home built by Miller Homes in 2023 approx. The home is located in an attractive spot close to open park land and has a well established rear garden. Located in an excellent school catchment area for both primary and senior schools. Close to main road transport links and amenities. Having a canopied entrance porch giving access into a reception hallway. Off of the reception hall there is a good sized family lounge at the front and an impressive open plan living kitchen family room to the rear with views to the rear garden. The kitchen area has ample storage space and built in appliances There is a separate utility room and a guest WC. The garage has been converted in to a hobbies room and is currently being used as a gym. Part of the garage remains to provide storage. On the first floor there is a main bedroom with dressing area and an en-suite shower room. there are 3 further good sized bedrooms and a separate family bathroom. There is a driveway to the front and an established rear garden with a sunny aspect.

Canopied Entrance Porch

Having composite door giving access in to the reception hallway.

Hallway

Family Lounge

14' 2" x 11' 8" plus the bay (4.32m x 3.56m plus the bay)

Having double glazed walk in bay window to the front, TV aerial point, two radiators and laminate flooring.

Living Kitchen Family Room

16' 6" maximum x 19' 1" (5.03m maximum x 5.82m)

An impressive open plan space which provides flexible space. This is a living kitchen family room. The kitchen area has a high quality modern fitted kitchen with fitted base units with square edge work surfaces over, fitted matching wall units, one and a half bowl sink and drainer unit with mixer tap over and cupboards under, integrated 5 ring gas hob with cooker hood and extractor fan over, , integrated double electric oven, space for a fridge freezer, built in dishwasher and two radiators, There is space for a table and living area, double glazed French doors to the rear garden with double glazed picture windows to either side. Door gives access to the utility room and gym/hobbies room.

Utility Room

6' 4" x 6' 3" (1.93m x 1.91m)

Having radiator to wall, radiator, laminate floor, work surface and double glazed door to the rear garden. Door to the WC.

Guest WC

Having low level flush WC, wash hand basin, radiator, double glazed window to the rear, laminate floor and splashback.

Gym/Hobbies Room

12' 7" x 9' 6" (3.84m x 2.90m)

This room has been converted from the Garage to a Gym/Hobbies Room. There is laminate floor, electric panel heater to wall and power.

First Floor Landing

Having doors to the 4 bedrooms and family bathroom.

Bedroom 1

17' 9" maximum x 10' (5.41m maximum x 3.05m)

Having double glazed window to the front, radiator, two built in double wardrobes with mirrored fronts. Door to the en-suite shower room.

En-Suite Shower Room

Having a double shower cubicle with handheld facility over, wall mounted wash hand basin, low level flush WC, radiator and double glazed window to the rear.

Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m)

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

Bedroom 3

13' 3" x 8' 4" (4.04m x 2.54m)

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

Bedroom 4

Family Bathroom

Having a panelled bath with tap over, low level flush WC, wall mounted wash hand basin, separate shower cubicle, part tiling to walls, radiator to wall, extractor fan, frosted double glazed window to the side.

Outside

Front

Having driveway providing odd road parking. Access to the front door. gated side access to the rear garden, Lawn area. Access to the store.

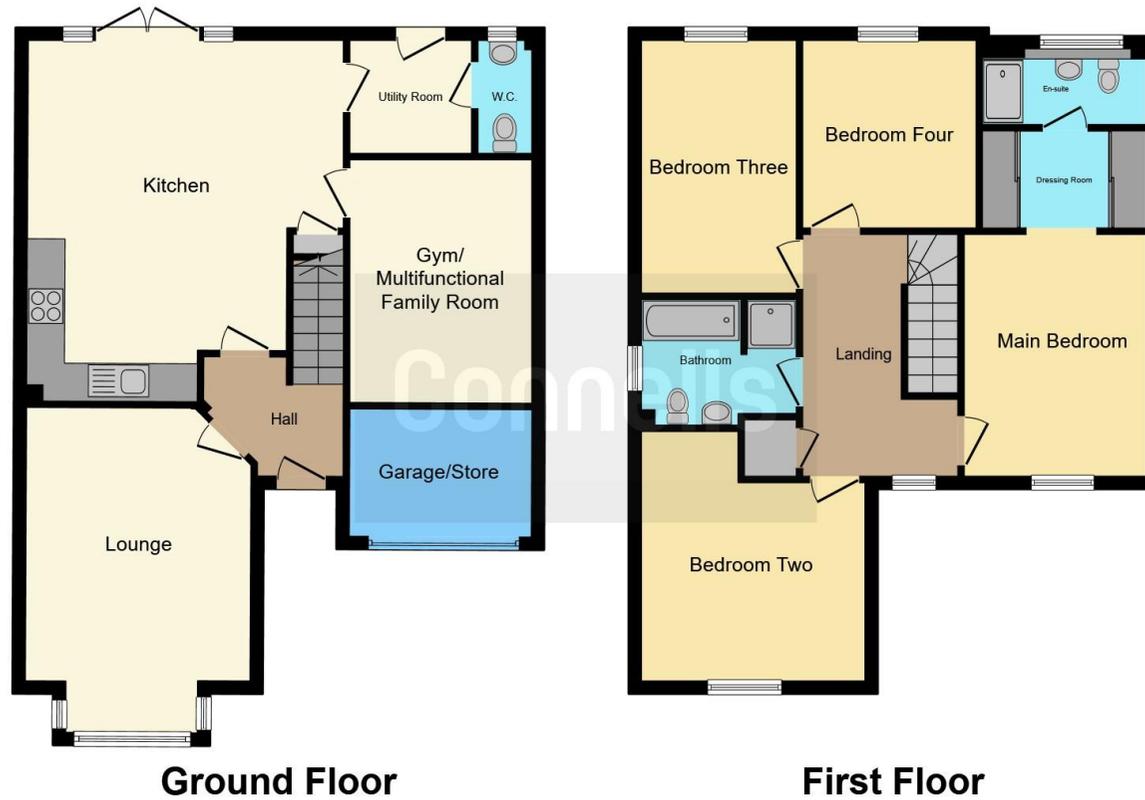
Rear Garden

Having garden laid to lawn, gated access to the front, fencing to the side and rear. Planted shrubs and borders. Outside tap.









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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4/6 High Street
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EPC Rating: Awaited
 Council Tax Band: F

Tenure: Freehold

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