



**Connells**

Farmstead Close  
Sutton Coldfield



## Property Description

Connells are proud to present this exceptional four bedroom end terraced family home. This is a superb opportunity to purchase a home in a much sought after estate in Sutton Coldfield, this property offers quiet living, yet still close enough to local amenities. Local restaurants and cafes are within a mile of the property, as well as popular supermarkets and petrol stations. Good main road and travel links are a great feature too, being a short distance from the M6 motorway. The property itself features a generously sized living, dining space with modern kitchen and integrated appliances. A great sized main bedroom with built in wardrobe space and en-suite shower room plus an excellent main bathroom. Bedroom 2 is located off the second floor landing offering ample storage space and features roof windows, the property has a handy garage and beautifully landscaped garden to the rear. VIEWINGS HIGHLY RECOMMENDED

## Entrance Hall

The entrance hallway is accessed via a double glazed front door with radiator to wall and access to a ground floor guest WC.

## Guest WC

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

## Family Lounge

16' 8" x 15' 6" ( 5.08m x 4.72m )

Having front facing window overlooking the shared driveway, radiator to wall, access to the stairs and built-in cupboard space offering excellent storage.

## Dining Room

8' 4" x 8' 2" ( 2.54m x 2.49m )

Having radiator to wall, archway through to the kitchen and double glazed door into the rear garden.

## Kitchen

8' 6" x 6' 8" ( 2.59m x 2.03m )

Comprising, integrated cupboards, integrated washing machine, integrated fridge/freezer, integrated dishwasher, a four ring gas hob and two electric ovens.

## First Floor Landing

Giving access to bedrooms 1, 3 and 4.

## Bedroom 1

11' 10" x 8' 7" ( 3.61m x 2.62m )

Having a front facing window overlooking the shared driveway, radiator to wall, built-in wardrobes and access to the en-suite shower room.

## En-Suite Shower Room

Comprising a low level flush WC, shower cubicle with power shower, wash hand basin, radiator to wall, fully tiled throughout and frosted window.

## Bedroom 3

8' 2" x 8' 2" ( 2.49m x 2.49m )

Having rear facing window, radiator to wall and space for wardrobes.

## Bedroom 4

8' 2" x 6' 11" ( 2.49m x 2.11m )

Having rear facing window, radiator to wall and space for wardrobes.

## Main Bathroom

Comprises low level flush WC, wash hand basin, bath with electric shower over, radiator to wall and fully tiled throughout.

## Second Floor Landing

Having a sun tunnel giving additional natural light to the landing and giving access to bedroom 2 (loft conversion)

## Bedroom 2

15' x 12' 7" ( 4.57m x 3.84m )

Having three built-in storage cupboards offering excellent storage, fitted wardrobes, radiator to wall and four roof windows.

## Garage

17' 7" x 8' 2" ( 5.36m x 2.49m )

Having electric up and over door, power and lighting.

## Outside

### Front

The property is accessed via a shared driveway and then onto private driveway offering off-road parking for one average sized car.

### Rear Garden

A beautifully landscaped rear garden, having an astro turfed area, a patio area, access to the garage and modern fencing to perimeter.

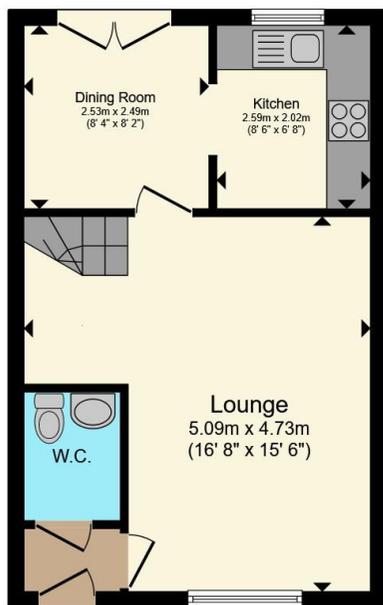
### Agent's Note:

The vendor advises that there has been planning permission submitted for a double extension to the right hand side of the property. This has not yet been accepted however, planning permission and drawings available to view.

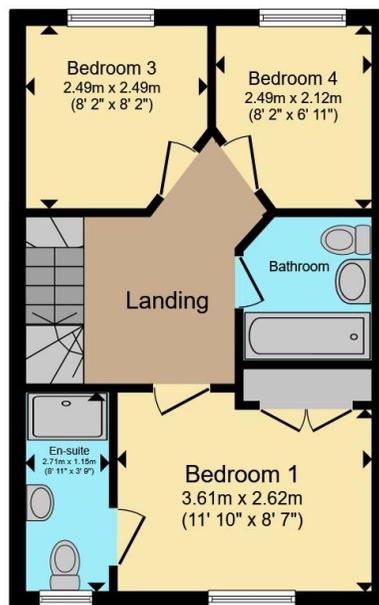




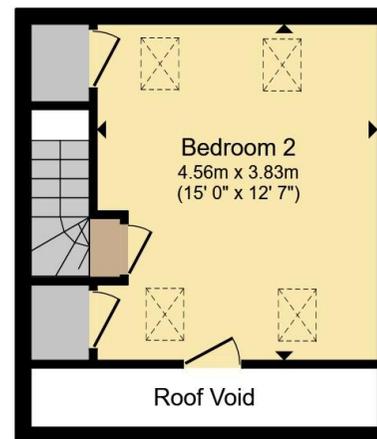




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 94.7 m<sup>2</sup> (1,019 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](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO311323](http://connells.co.uk/Property/SCO311323)**



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