



Connells

Gresley Close
Sutton Coldfield



Property Description

A superbly presented 4 bedroom extended detached family home located in a quiet cul-de-sac location. Fantastically positioned for good school catchment area for Four Oaks' primary and secondary schools. The home has been an excellent family home for the current homeowners and been lovingly extended and maintained. The home comprises entrance porch and reception hallway, extended family lounge with walk in window, open access into a family dining room which in turns opens into an all year round garden room with excellent views onto the garden. There is a modern refitted kitchen with some built in appliances and has excellent amount of storage. The ground floor concludes with inner hallway, Guest WC and access to a utility room. On the first floor there are 4 good sized bedrooms, 2 bathrooms and a separate WC. Outside there is a block paved driveway and a planted shrub area giving excellent privacy to the front reception. There is a storage only garage with electric roller shuttle door to the front and a well established and stocked rear garden. The home is in immaculate order and has a beautiful rear garden. Viewing is highly recommended.

Reception Porch

Having sliding double glazed door giving access into the porch with double glazed window to the side. Internal door gives access into the reception hallway.

Hallway

Having oak glazed door and window to the front, stairs to the first floor landing, cupboard to wall housing the electric meter and providing storage. engineered oak wooden flooring, oak glazed doors to the Lounge and

Kitchen. Radiator to the wall.

Family Lounge

16' 7" includes bay x 11' includes recess (5.05m includes bay x 3.35m includes recess)

Being an extended room and having double glazed walk in window to the front with built in blinds overlooking the front garden, wood burning effect gas fire with oak beam over, TV aerial point, two wall light fittings, coving to ceiling, radiator to wall and open access to the Dining Room.

Dining Room

10' 6" plus door recess x 9' 2" (3.20m plus door recess x 2.79m)

Having double glazed patio doors opening into the Garden Room. Radiator to wall, coving to the ceiling, engineered oak wooden flooring, oak glazed door to the Kitchen.

Garden Room

12' 7" x 8' 6" wall to window (3.84m x 2.59m wall to window)

Having double glazed French doors to the rear garden, triple glazed ceiling lantern, underfloor heating with thermostat, wall light points and tiled floor.

Extended Kitchen

12' 9" x 10' 6" (3.89m x 3.20m)

Comprising an extended modern kitchen with fitted base units, work surfaces over and matching upstand, fitted matching wall units, sink and drainer unit with mixer tap over and cupboards under, integrated electric oven with cupboards over and under, integrated gas hob with stainless steel splashback. Space and plumbing for a dishwasher, radiator, spotlights, engineered oak wood flooring, open access to an inner hall.

Inner Hallway

Having double glazed window to the side, double glazed door to the rear, engineered oak wood flooring, radiator to wall, door to Guest WC, glazed door to the Utility Room.

Utility Room

Having fitted base units and matching wall units, wood work surfaces, space and plumbing for a washing machine, decorative splashback tiling, Belfast sink with mixer tap over, floor tiling and matching tiled skirting, underfloor heating, spotlights to ceiling. storage cupboard and door to the storage garage.

Guest WC

Having a low level flush WC, wall mounted wash hand basin, extractor fan, engineered oak wood flooring, radiator to wall, travertine tiled walls.

First Floor Landing

Having window, doors to the 4 bedrooms, family bathroom, family shower room and separate WC,

Bedroom 1

13' max x 9' 11" (3.96m max x 3.02m)

Having double glazed window to the front, two built in double wardrobes and cupboards over and radiator to wall.

Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m)

Having double glazed window to the rear, , radiator to the wall and door to the airing cupboard housing the hot water tank.

Bedroom 3

9' 11" includes bulkhead x 7' 5" (3.02m includes bulkhead x 2.26m)

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

Bedroom 4

7' 4" x 7' 3" (2.24m x 2.21m)

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

Family Bathroom

Having panelled bath with electric shower over the bath, wash hand basin, wall mounted towel rail radiator, extractor fan, tiling to walls and frosted double glazed window to the rear.

Additional Family Bathroom

Having panelled bath with electric shower over bath, wash hand basin, radiator, splashback tiling and extractor fan.

Separate WC

Having low level flush WC and double glazed window.

Front

Having block paved driveway providing off road parking, gated access to the rear garden, access to the storage garage area via electric roller shutter door, Shrubs and planting to the front.

Rear Garden

A good sized rear garden which is mature and herbaceous. In a pleasant spot that is private and secluded. There is a good sized patio area and further seating area to the lawn, shaped lawn, mature plants and shrubs. Well stocked garden. Outside tap and twin electric socket point. Private and enclosed.









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