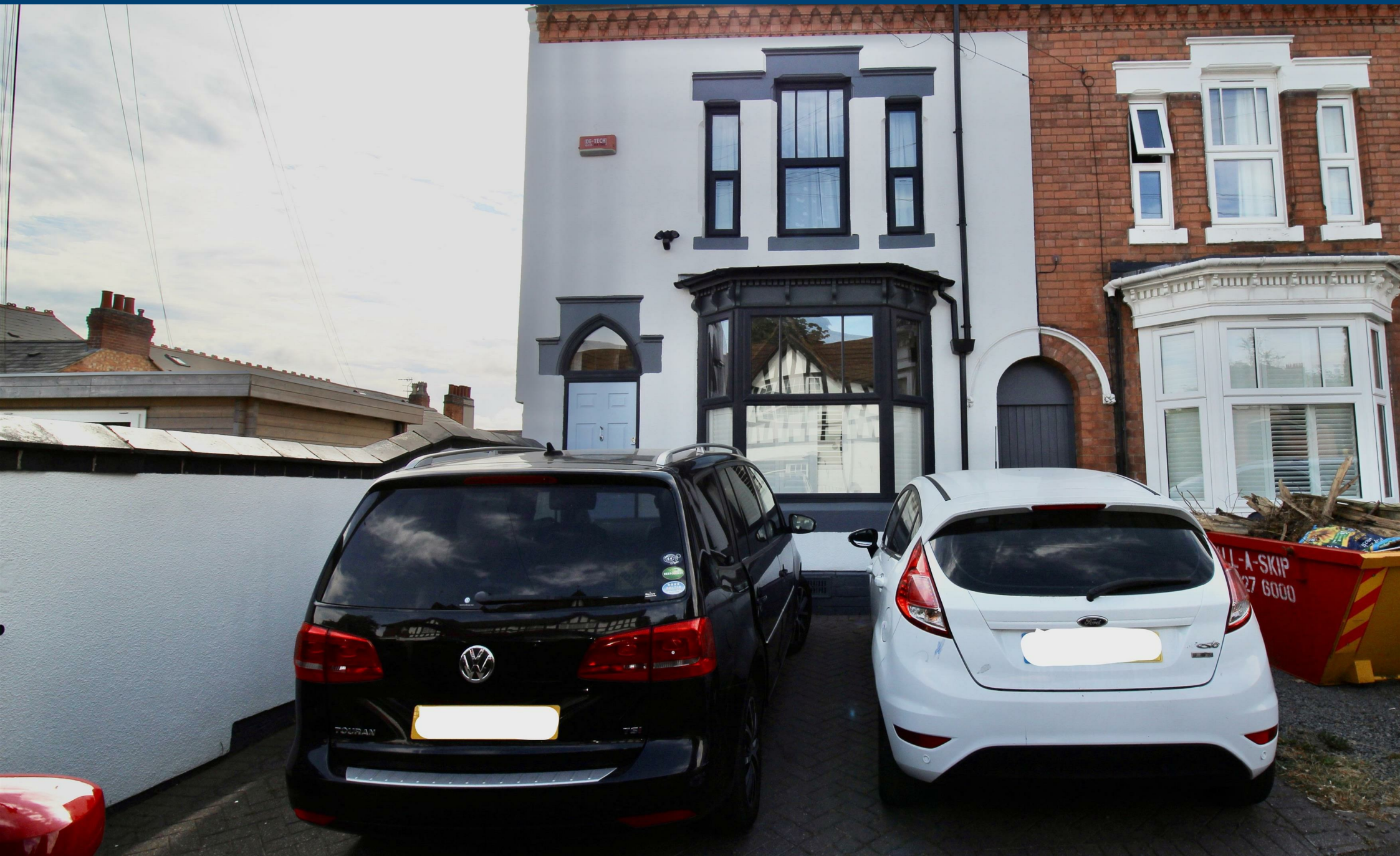


# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Holland Road, Sutton Coldfield, West Midlands, B72 1RQ

Offers In The Region Of £475,000



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**\*\* GREAT LOCATION \*\* DOUBLE STOREY EXTENSION \*\* STUNNING BATHROOM \*\***

This traditional build semi-detached property has been modernised throughout to a very high standard and requires no work. The property has traditional classic features throughout cleverly mixed with modern hints creating a contemporary family home. This family home offers a DRIVEWAY for two vehicles, entrance porch, entrance hallway. THREE RECEPTIONS which to of them have the classic high ceilings, these are the two to the front of the property which are open plan to each other, and one to the rear which is in the extended part of the house and open plan to the ultra modern KITCHEN/DINING ROOM. The kitchen also offers access to the guest WC, and to the open plan third reception. To the first floor there are two double bedrooms both with the classic high ceilings, and a STUNNING MODERN BATHROOM, with the benefit of a walk in shower area. The bathroom gives access to a convenient upstairs UTILITY ROOM. To the second floor there is a further bedroom within the loft space creating THREE DOUBLE BEDROOMS in total. The rear garden is low maintenance, and landscaped creating a great family area. Energy efficiency rating :- awaiting.

#### Front Garden

Decorative rendered wall border to one side of the block paved driveway allowing off road parking for two vehicles, with an open border to the other side allowing access to the shared access gate through to the rear garden areas. Solid style front door with a decorative arch design window over, the door itself allows access through to:-

#### Entrance Porch

**3'2" x 2'9" (0.97m x 0.84m)**

Enclosed entrance porch with decorative Milton style tiling to the floor area, coving to the ceiling area and a further decorative glazed door leading through to:-

#### Entrance Hallway

Decorative archway to the ceiling area with finishing corbals, stairs rising to the first floor landing area, wood effect flooring with a decorative border and a door to the side leading to reception room two

#### Reception Room One

**15' into bay 12'5" to wall x 11'3" (4.57m into bay 3.78m to wall x 3.43m)**

Double glazed bay window to the front, two old style column radiators, wood effect flooring with a decorative border inset. Cast fire inset to the chimney breast area with tiling to either side of the casting. Opening to the rear into:-

#### Reception Room Two

**13'1" x 11'8" (3.99m x 3.56m)**

Cast fireplace to the chimney breast with tiles inset to either side of the cast. Decorative coving finish to the ceiling area and picture rail to the walls. Old style column radiator, wood effect flooring with a decorative border, door to the side into the entrance hallway and a further door to the rear into:-

#### Kitchen/Dining Room

**20'7" x 12'6" (6.27m x 3.81m)**

Range of tall floor standing units with further floor standing base units consisting of soft close opening cupboards and under unit drawers with further internal drawers very cleverly concealed inside optimising on storage options. Quartz work surfaces over with matching up-stands to the lower wall area, extending into the window recess. The work surface also incorporates the drainer to one side of the Belfast style sink with an instant boiling hot water tap, and a cleverly concealed pull out storage drawer that doubles as a bench style seating area Appliances built in consist of a Siemens oven with a Siemens drawer warmer below and a Siemens steamer above. Under unit Smeg dishwasher and a 50/50 Bosch fridge/freezer. Central island with four drawer units to one side also with internal drawers inside maximising on storage options, and two double units to the other side. Quartz work surface to the island area with matching unit endings. The Siemes five pot Induction hob is housed in the island area, there is a further work surface offset but attached to the island creating a breakfast bar seating area to either side. Tiling to the floor area, vertical design column style radiator, double glazed window to the side, an internal door leading to the guest cloakroom (WC) and an opening to the rear into:-

#### Reception Room Three

**12'6" x 10'5" (3.81m x 3.18m)**

Double glazed French doors to the rear with matching height double glazed windows either side all into or facing the rear garden area. Radiator, further vertical design column style radiator, and tiling to the floor area.

#### Guest Cloakroom (WC)

**5'7" x 2'9" (1.70m x 0.84m)**

Suite comprised of a floating effect concealed flush WC, and

a wash hand basin inset to a wall mounted vanity unit providing storage below. Spotlight to the ceiling area, tiling to the walls, tiling to the floor and a mirror/light over the wash basin area.

#### FIRST FLOOR

##### Landing

Coving finish to the ceiling area, doors to all rooms including the stairs rising to the loft bedroom, but excluding the utility room as that is accessed via the family bathroom.

##### Bedroom One

**16'10" x 12'3" (5.13m x 3.73m )**

Three double glazed windows to the front, old school style column radiator, coving finish to the classic high ceiling area, and a decorative cast fireplace inset to the chimney breast area. Two double oversized built-in wardrobes situated over the stairs area.

##### Bedroom Two

**13'2" x 10'7" (4.01m x 3.23m)**

Double glazed window to the rear, old school style column radiator, decorative coving finish to the classic high ceiling area and picture rail to the walls.

##### Family Bathroom

**13'2" x 9'10" (4.01m x 3.00m)**

Modern style family bathroom consisting of a free standing oval design bath with a free standing mixer tap over, a walk in shower enclosure with a boiler fed rainfall shower over and further detachable shower head, floating design concealed flush WC, and a wash hand basin inset to a wall mounted floating design unit providing an extending work surface with shelving below creating storage areas. Towel rail, ladder style radiator, spotlights inset to the ceiling area, tiling to the floor area and various complimenting tiles to the



walls with a chrome effect trim and two decorative tiled niches to the shower area creating clever storage for toiletries. Extractor fan to the wall, double glazed window to the side with a plantation style blind. Door to the rear into:-

Utility Room

8'7" x 6'3" (2.62m x 1.91m)

Work surface to one wall with space and plumbing below for white goods, shelving over and storage cupboard to one side. Partly tiled walls, tiling to the floor area, ladder style radiator, and a double glazed window to the side.

SECOND FLOOR

Loft Bedroom

15'4" x 16'9" with some limited head room (4.67m x 5.11m with some limited head room)

Double glazed Velux style window to the front, storage cupboard into the eaves, this room is accessed via the fixed staircase directly from the first floor landing concealed with a door.

OUTSIDE

Rear Garden

Slate style paved patio area with stone covered borders, leading to an artificial lawn area with raised sleeper design flower beds to either side and to the rear of the garden area. Fence, and wall borders with an access gate to the side leading to a side area the vendors advise they have access through (this would need to be legally verified via your solicitors should you decide to purchase the property) Further access gate via the paved side area with a wall mounted light, outside tap and archway design shared entrance way allowing access to the front driveway for this property and the neighbouring property

Flood Risk

Surface Water

Yearly Chance - Very Low

Yearly Chance between 2040-2060 - Very Low

Rivers & Seas

Yearly Chance - Very Low

Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2 Good outdoor and in-home

3 Good outdoor, and in-home

Vodafone Good outdoor and variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 88%

O2 75%

Three 84%

Voda 83%

Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 16 Mbps. Highest available upload speed - 1 Mbps - Availability Good

SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good

ULTRAFAST- Highest available download speed - 5500 Mbps - Highest available upload speed - 5500 Mbps - Availability Good

