



Connells

Fernwood Road  
Sutton Coldfield



## Property Description

**\*\*NO CHAIN\*\*** Connells are proud to introduce this lovingly presented 4 bedroom detached family home, with the most incredible rear garden and ample living space throughout. Situated just 0.7 miles from Boldmere High Street and 1.2 miles from Sutton Park, this property is superbly located and offers a host of local amenities, including popular bars and restaurants, cafes and high street shopping. The property itself opens up into a spacious hallway with guest WC and features two great sized reception rooms, leading through into an extended kitchen dining space. The garage has been converted into a handy utility space with fitted cupboards and utilities, as well as extra built in storage to the rear. Upstairs features a great sized two-tiered landing space flooded with light from the landing windows and having access to the four bedrooms, family bathroom and WC. A spacious first bedroom offers ample living space, complemented by the tall ceilings and original features throughout. Bedroom two, again offering plenty of living space, features a useful en-suite and overlooks the stunning rear gardens. Bedrooms three and four are perfect for young children or as office spaces and we finish upstairs with the family bathroom and separate WC. The rear garden is where the magic lies, with a stunning landscaped first half of the garden featuring space for furniture and patio area, before leading down into a private 'forest-like' second half of the garden with sheds and greenhouses.

## Entrance Porchway

The property is accessed via a single glazed wooden front door with single glazed surround into the porchway and then via a single glazed wooden door with stained glass window and surround into the entrance hall.

## Entrance Hall

Having a radiator to wall, access to the ground floor living spaces and guest WC.

## Guest WC

Having a low level flush WC, wash hand basin and front facing frosted stained glass window.

## Family Lounge

16' 8" x 10' 9" including the bay ( 5.08m x 3.28m including the bay )

Having front facing bay window overlooking the driveway, radiator to bay and real fireplace using smokeless fuel.

## Dining Room

14' 2" x 13' 4" maximum including the bay ( 4.32m x 4.06m maximum including the bay )

Having double glazed wooden door leading to the rear garden, double glazed viewing windows overlooking the rear garden and radiator to wall.

## Kitchen

11' 9" x 10' ( 3.58m x 3.05m )

Comprising integrated cupboards with granite work surfaces over, four ring gas hob, electric oven and separate grill, integrated dishwasher, space for a fridge/freezer, access to the utility room and radiator to wall.

## Utility Room

11' 4" x 7' 2" ( 3.45m x 2.18m )

Features built-in cupboard space with laminate work surfaces over, sink and drainer unit, space and plumbing for a washing machine, space for a tumble drier, boiler to wall and radiator to wall.

## First Floor Landing

Being a two tiered landing space with access to bedrooms 1,2,3,4, the family bathroom and separate WC.

## Bedroom 1

16' 5" x 12' 9" including the bay ( 5.00m x 3.89m including the bay )

Having front facing bay window overlooking the driveway, built-in wardrobes and radiator to wall.

## Bedroom 2

14' 2" x 11' including the bay + the recess (4.32m x 3.35m including the bay + the recess )

Having rear facing bay window overlooking the rear garden, access to the en-suite shower room, built-in wardrobes and two radiators to wall either side of the bay window plus a third radiator in the entrance area.

## En-Suite Shower Room

Features a shower cubicle, vanity wash hand

basin with cabinet, low level flush WC, wall mounted towel warmer radiator and rear facing frosted window.

## Bedroom 3

11' x 7' 7" ( 3.35m x 2.31m )

Having rear facing bay window overlooking the rear garden, built-in wardrobes and radiator to wall.

## Bedroom 4

10' 9" x 7' 9" including the recess ( 3.28m x 2.36m including the recess )

Having front facing bay window overlooking the driveway and radiator to wall.

## Family Bathroom

Comprising a corner shower cubicle, wall mounted towel warmer radiator, wash hand basin and frosted window to the front.

## Separate WC

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

## Outside Front

Having a tarmac driveway offering ample off road parking with garden laid to lawn and a small surrounding holding wall.

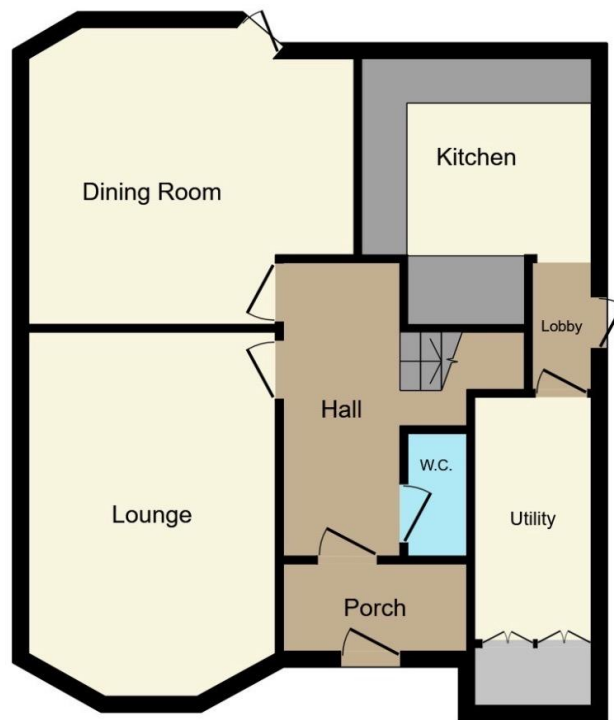
## Rear Garden

Being a spacious two tier private and enclosed rear garden, the first tier being garden laid to lawn and patio area ideal for garden furniture, the second tier being a wooded area with three sheds and greenhouses.

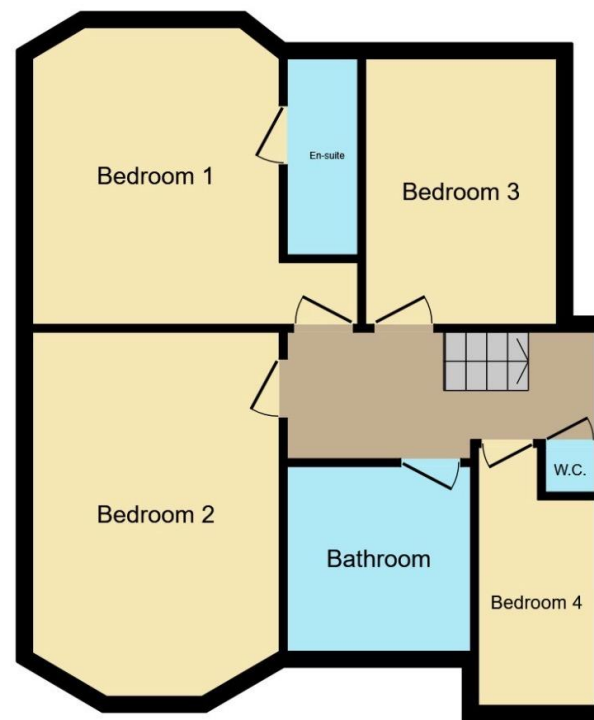








Ground Floor



First Floor



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.co](http://www.propertybox.co)

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 Sutton Coldfield B72 1XA

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 Band: E

Tenure: Freehold

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