



## Coleshill Road

Sutton Coldfield, B75 7AA

£499,950

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HS Homes are proud to present this magnificent semi-detached town house, which is situated in the heart of Sutton Coldfield. This spacious family home consists of 4 sizeable bedrooms, 2 reception rooms, kitchen, dining room, conservatory and 3 bathrooms. With a variety of period features throughout, bringing an abundance of character and charm to this period property. This property is being sold with NO CHAIN.

#### **On Approach**

Set behind a 2-car driveway which is paved and enclosed with wooden fence panels and mature bushes to the boundaries.

#### **Entrance Hallway**

Through the front door and into the entrance hallway, which leads on to the lounge, sitting room, dining room and stairs to the first floor. The hallway has an understairs storage cupboard, built in utility and a door leading on to the downstairs toilet. There is a radiator and Minton tiled flooring throughout.

#### **Downstairs Toilet.**

The downstairs toilet has an obscured double-glazed window to side and comprises of a toilet and wash hand basin. There is part tiling to the walls and Minton tiled flooring throughout.

#### **Lounge**

The lounge has a double-glazed bay window to the front and a feature fireplace with surround, fitted with living flame coal effect gas fire. There is a radiator, ceiling light, wall mouthed lights and carpet throughout.

#### **Sitting Room**

The sitting room has a double-glazed bay window to rear and a feature fireplace with surround and fitted with living flame coal effect gas fire. There is a radiator, ceiling light, wall mouthed lights and carpet throughout.

#### **Dining Room**

The dining room has a double-glazed window to the side with French doors offering access to the garden. There is a chimney breast with feature cast iron Argor, radiator, 2 ceiling lights and parquet effect karndeian flooring throughout.

#### **Kitchen**

The kitchen has a double-glazed window to the rear and doors offering access to the conservatory. The kitchen has a combination of wall and base units and consists of an integrated fridge freezer, rangemaster double oven with extractor fan and ceramic sink with mixer tap. There are LED downlights, radiator, white splash back tiles and floor tiles throughout.

#### **Conservatory**

The conservatory is part brick construction, with double-glazed windows to the side and rear and French doors offering access to the rear garden. There is a ceiling light with fan and floor tiles throughout.

#### **Garden**

This private and well-maintained rear garden has a paved seating area to the back of the house, walkway to the front of the house and laid lawn to the rear. There are a variety of mature shrubs and trees to the borders, wooden shed to the rear, all enclosed with wooden fence panels for full privacy.

#### **Bedroom One**

The first bedroom has a double-glazed window to the front and a feature fireplace with surround. There is a ceiling light, radiator and carpet throughout. Access to the ensuite from here.

#### **Ensuite**

The ensuite has an obscured double-glazed windows to the front and comprises of a double shower, toilet and wash hand basin with vanity unit.

### Bedroom Two

The second bedroom has a double-glazed window to the rear and feature fireplace with surround. There is a ceiling light, radiator, and carpet throughout.

### Bedroom Three

The third bedroom has a double-glazed window to the rear and feature fireplace with surround. There is a ceiling light, radiator, and carpet throughout.

### Family Bathroom

The family bathroom has an obscured double-glazed window to the side and comprises of a shower over bath and wash hand basin. There is a storage cupboard, heated towel rail, wall tiles and tile effect flooring throughout.

### Toilet

The toilet has an obscured double-glazed window to the side and comprises of a toilet. There is a radiator, ceiling light, wall tiles and tile effect flooring throughout.

### Second Floor Landing

Approached via spindle turning staircase with double glazed Velux window to rear, radiator and door through to bedroom four.

### Bedroom Four

The fourth bedroom has a double-glazed window to the side and front. Access to a large loft space for additional storage and to an ensuite. There is a radiator, ceiling light and carpet throughout.

### Ensuite

The ensuite comprises of a shower, toilet and wash hand basin. There is a radiator, ceiling light, wall and floor tiles throughout.

### The Location

Situated in the heart of Sutton Coldfield, Coleshill Road offers easy access into both the Town Centre and Good Hope Hospital.

Coleshill Road is a prime location, offering excellent transport links to the M42, A5 and M6. With Sutton Railway station just under a mile away, offering quick and easy access to Birmingham City Centre and Lichfield.

If you enjoy the outdoors, Sutton Park is over 2,400 acres and is one of the largest urban parks in Europe. The park has open heathland, woodlands, seven lakes, wetlands, and marshes - each with its own rich variety of plants and wildlife, some rarely seen in the region. Cattle and wild ponies graze on the land.

If you have a young family, schools will be a major consideration for you. Coleshill Road is in the catchment area for a variety of outstanding and good primary and secondary schools that regularly achieve above average scores in both progression and attainment 8 measures.



## Road Map



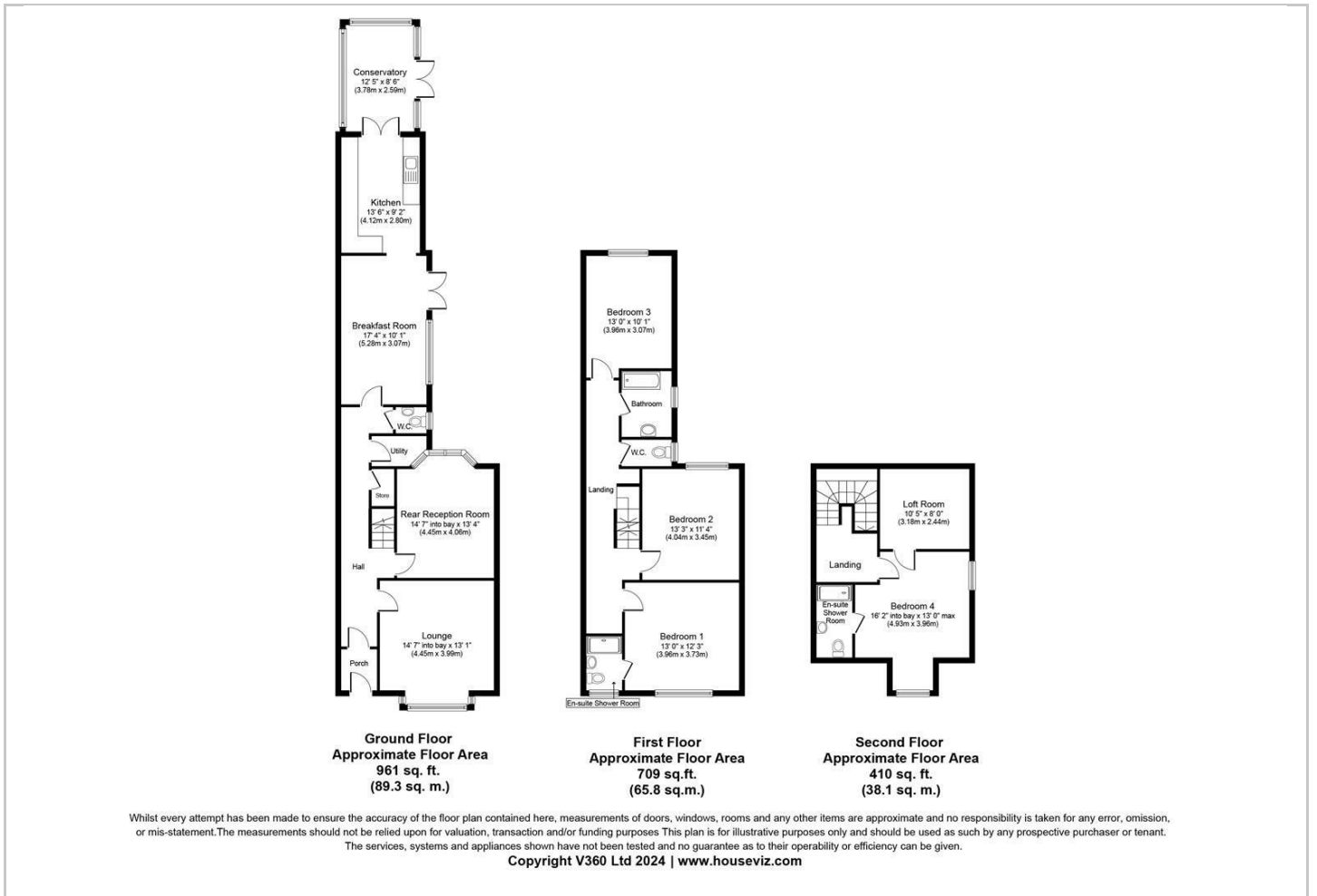
## Hybrid Map



## Terrain Map



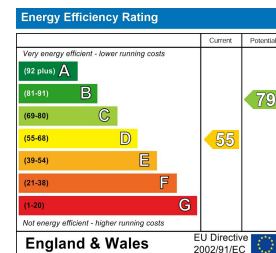
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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