



**Connells**

Coleshill Street  
SUTTON COLDFIELD



## Property Description

Connells are pleased to present this three storey characterful townhouse property in the heart of Sutton Coldfield town centre. The property boasts off road parking to the rear for 2 cars along with a charger port for an electric vehicle. Internally the home provides a spacious open plan lounge-diner and steps down to a fully fitted modern kitchen. The first floor is home to 2 double bedrooms and sizeable modern bathroom with bath and separate shower cubicle. The second floor offers an additional double bedroom. Outside to the rear is a fully enclosed courtyard, electric car charger point and with gate to the rear with access to the 2 parking spaces. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the front door the property comprises:

## Entrance Hallway

Having radiator to wall, stairs to the first floor landing, laminate flooring and door gives access into the lounge through dining room.

## Lounge Through Dining Room

## Lounge Area

11' 9" x 10' 6" ( 3.58m x 3.20m )

Having double glazed sash windows to the front with additional secondary glazed unit, radiator to wall, hard wood flooring, tiled hearth and having access to the dining area.

## Dining Area

12' 1" x 10' 9" ( 3.68m x 3.28m )

Having double glazed window to the rear, radiator to wall, hard wood flooring, feature built-in storage cupboard and shelving, door off to under stairs store room / pantry area and door gives access into the modern fitted kitchen.

## Modern Fitted Kitchen

13' 9" MAX, PLUS THE DOOR RECESS x 7' 7" ( 4.19m MAX, PLUS THE DOOR RECESS x 2.31m )

Briefly comprising a modern refitted kitchen, having fitted base units with wood block work surfaces over and decorative splash back tiling, fitted matching wall units, double glazed window to the side, stainless steel sink and drainer unit with mixer tap over and water softener, cupboards under, integrated electric oven, integrated gas hob and built-in cooker hood. Space and plumbing for a washing machine and space and plumbing for a dishwasher, space for a fridge freezer, wall mounted central heating boiler, radiator to wall, built-in cooker hood, spotlights to ceiling, double glazed door giving access into the rear garden and having double glazed window side.

## First Floor Landing

Having doors off to bedroom one, bedroom two and stairs lead to the second floor landing, door to the bathroom, spotlights to ceiling, double glazed window to the side and radiator to wall.

## Bedroom One

13' 11" MAX x 11' 8" MAX ( 4.24m MAX x 3.56m MAX )

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

## Bedroom Two

12' 1" x 7' 10" MAX ( 3.68m x 2.39m MAX )

Having double glazed sash window to the rear and radiator to wall.

## Family Bathroom

Having shower cubicle with shower facility, panelled bath, wash hand basin, low level flush W/C, spotlights to ceiling, radiator to wall and frosted double glazed window to the rear.

## Second Floor Landing

Having door giving access into bedroom three.

## Bedroom Three

14' MAX, TO INCLUDE THE STAIRS x 16' ( 4.27m MAX, TO INCLUDE THE STAIRS x 4.88m )

Having single glazed window to the front.

## Outside

### Rear Garden

The rear garden area which is a low maintenance rear garden, fencing to the side & rear and gated access to the rear parking.

## Allocated Parking

The property benefits from having two parking spaces which are located at the rear of the property, which is accessible off Rectory Road. There is a rear car charger point for an electrical vehicle.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SCO309814](http://connells.co.uk/Property/SCO309814)**

Tenure: Freehold



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