



Connells

Royal Road
SUTTON COLDFIELD



Property Description

An immaculate and characterful 4 bedroom 3 storey semi-detached home located close to the heart of Sutton Town Centre, Train Station, Newhall Valley Country Park and amenities. In an excellent school catchment area for primary & senior schools. The home is a fantastic sized family home offering lot of space and character. The accommodation comprises an entrance porch and good sized hallway, dining room with feature fireplace and walk in bay window, family lounge with French doors opening into the rear garden. There is an impressive extended open plan living kitchen family room with views to the rear garden, a sociable central island with seating and family room area with log burner. There is a guest WC. On the first floor landing there are 3 double bedrooms, a separate office and a family bathroom. There is a 2nd floor main bedroom with views over the rear garden and a shower room. There is driveway to the front and a mature and established sunny aspect rear garden.

Entrance Porch

Having double glazed door to the front giving access to the entrance porch with internal single glazed door giving access into the reception hall.

Entrance Hall

Having feature parquet wooden flooring, feature door with stain glass leaded light window and feature stain glass leaded light window, stairs lead to the first floor landing, doors gives access into the lounge, dining room and the extended kitchen, radiator to wall, telephone point to wall, gas meter to wall, door to under stairs storage cupboard housing the electricity meter and having light facility.

Dining Room

12' 4" MAX x 13' 5" PLUS THE BAY (3.76m MAX x 4.09m PLUS THE BAY)

Having double glazed walk in bay window to the front, radiator to wall, TV aerial point, picture railing, coving to ceiling and feature open fire place with cast iron insert, tiled hearth and wooden fire surround.

Family Lounge

15' 11" PLUS THE BAY x 10' 9" MAX (4.85m PLUS THE BAY x 3.28m MAX)

Having double glazed French doors leading onto the patio area with views over the rear garden, stripped and varnished wooden flooring, tiled hearth, radiator to wall, TV aerial point, decorative picture railing and coving to ceiling.

Extended Kitchen/living Room

34' 6" PLUS THE DOOR RECESS x 9' 4" PLUS THE DOOR RECESS (10.52m PLUS THE DOOR RECESS x 2.84m PLUS THE DOOR RECESS)

Comprising an impressive open plan living kitchen family room space, having fitted kitchen with fitted base units with work surfaces over and fitted matching wall units, plinth lighting, stainless steel sink and drainer unit with mixer tap over, cupboards under, double glazed window to the side, integrated double oven, integrated five ring gas hob, built in cooker hood and having feature extractor fan, space for an American fridge freezer, double glazed French doors to the side leading into the rear garden, having space for a table and space for a lounge area, central island with built in storage and power

and having overhang seating area. Access to family area.

Family Area

Having feature log burner fire on a raised hearth, two radiators to wall, spotlights to ceiling, double glazed door leads onto the rear garden and door gives access to a guest WC.

Guest Wc

Having low level flush WC, wash hand basin, frosted double glazed window to the rear and tiled effect flooring.

First Floor Landing

Having decorative picture railing, single glazed stain glass window to side, radiator to wall, doors off to the three bedrooms, an office and a family bathroom and dog leg staircase leads a second floor landing.

Bedroom Two

12' 4" MAX x 13' 4" (3.76m MAX x 4.06m)
Having double glazed window to the front and radiator to wall.

Bedroom Three

11' 11" x 10' 9" MAX (3.63m x 3.28m MAX)
Having double glazed window to the rear overlooking the rear garden and radiator to wall.

Bedroom Four

12' 2" x 9' 3" (3.71m x 2.82m)
Having double glazed window to the rear overlooking the rear garden, decorative picture railing and radiator to wall.

Office

7' 10" x 4' 6" (2.39m x 1.37m)
Having double glazed window to the front, radiator to wall and telephone point.

Family Bathroom

Being an impressive refitted bathroom, having paneled bath, wall mounted wash hand basin with two drawer units under, low level flush WC, frosted double glazed window to the side, wall mounted heated towel rail radiator, spotlight to ceiling and door to the airing cupboard.

Second Floor Landing

Having access to bedroom one.

Bedroom One

13' 6" MAX x 11' 9" PLUS THE RECESS (4.11m MAX x 3.58m PLUS THE RECESS)
Having double glazed dormer window to the front, skylight window to the rear, having sloped ceilings and recess storage area, built in wardrobes and radiator and door to shower room.

Shower Room

having shower cubicle, wall mounted wash hand basin, low level flush WC, radiator to wall, double glazed window to the rear and part tiled.

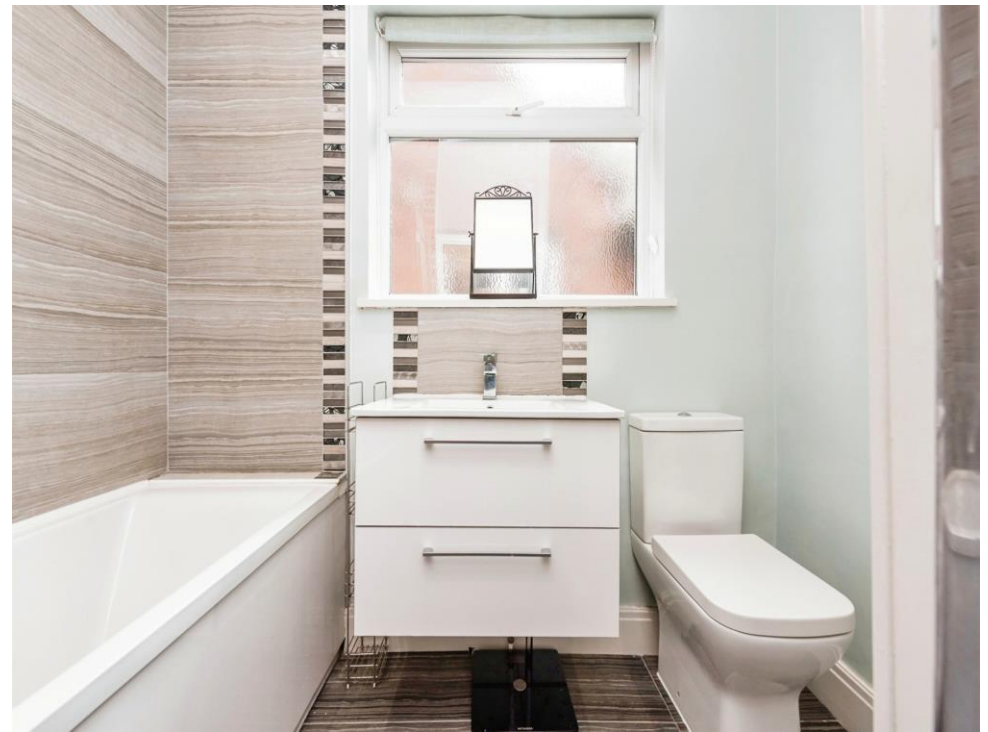
Outside Front

Having double driveway providing off road parking and access to the rear garden.

Rear Garden

Being an excellent sized rear garden with patio area, fencing to the side and rear, various mature plants, trees and shrubs, raised deck area, pergola to rear, fencing to the perimeter, space for a shed and gated access to the front.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Tenure: Freehold



Awaiting Photograph

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