



**Connells**

Coleshill House Coleshill Street  
Sutton Coldfield



## Property Description

A peaceful and tranquil hidden gem of a property close to the heart of Royal Sutton Coldfield. Close and easy access to main rail and road links, bars and restaurants. 2 double bedroom semi-detached freehold town centre property offering low maintenance living and something quirky and individual. Having entrance door into a hallway which has open access to an amazing open plan kitchen family room with bi-fold doors across the whole of the back wall into the garden. The kitchen has built in appliances to include oven, hob, extractor, washer dryer, dishwasher, fridge and freezer. There is a superb double main bedroom with bi-folds onto the rear deck and having an en-suite shower room. There is a 2nd double bedroom and an impressive main bathroom with free standing bath and vaulted ceiling. The garden is low maintenance with steps down from the deck to provide further private seating. There is a detached cabin towards the end of the garden which has power lighting, storage room and sauna offering flexible use which could be a great remote working space or summer house. There is parking to the front for 2 cars. **MUST BE VIEWED!!!**

## Entrance Door

Having door giving access into the entrance hallway, having radiator to wall, built in cupboard and door gives access into bedroom one and open access into the open plan living kitchen dining room.

## Open Plan Living Kitchen

## Family Room

14' 10" x 19' 5" ( 4.52m x 5.92m )

## Lounge Area

Being an impressive open plan space, having vaulted ceiling with Velux skylight window, having 3 radiators to wall, telephone point, TV aerial point, 4 wall light fittings and bi-fold doors opening across the whole of the rear of the room, looking out onto an impressive decked area and rear garden.

## Kitchen Area

Being an impressive modern fitted kitchen, having fitted base units with light oak wood block square edge work surfaces over and matching up stand, fitted matching wall units, stainless steel 1&1/2 bowl sink and drainer unit set into the light oak wood block work surfaces with grooved drainer. Having integrated electric oven, integrated 5 ring gas hob with built in cooker hood, extractor light facility and glass splash back, integrated washer dryer, integrated dishwasher, integrated fridge and integrated freezer, spotlights to ceiling, built in wine cooler. Having a central island with seating overhang and breakfasting area. Doors to bedroom 2 and the bathroom.

## Bedroom One

15' 8" x 9' 9" ( 4.78m x 2.97m )

Being an impressive main bedroom, having double glazed bi-fold doors across a rear wall opening into the decked area and the rear garden, radiator to wall, impressive vaulted



ceiling, skylight window to the ceiling and door gives access into the en-suite shower room.

## En-Suite Shower Room

Being an impressive en-suite shower room, having shower cubicle with mixer shower over, wall mounted wash hand basin with built in circular base unit, low level flush WC, extractor fan, under floor heating, wall mounted heated towel rail and double glazed window to the front.

## Bedroom Two

11' x 8' 1" ( 3.35m x 2.46m )

Having double glazed window to the side and radiator to wall. Hanging rail area to wall.

## Main Bathroom

Being an impressive main bathroom, having a free standing double ended bath tub with floor mounted mixer tap and hand held mixer shower. Low level flush WC, wall mounted wash hand basin with built in storage under, extractor fan, spotlights to ceiling, shaver point. Having a vaulted ceiling with skylight window. wall mounted heated towel rail radiator, wall mounted heated mirror with sensor lighting, under floor heating and some tiling.

## Outside

There is good sized decked area coming straight off of the open plan living kitchen family room providing excellent seating, there are steps down to further low maintenance garden area, under the deck area there is access to a superb amount of storage and the

garden leads to a detached cabin at the bottom of the garden.

## Detached Cabin

15' 5" x 10' 6" ( 4.70m x 3.20m )

Having coving to ceiling, spotlights to ceiling, power and lighting with bi-fold doors opening onto the garden and 2 double glazed picture windows to either side, there are two built in storage rooms coming off, one of which is a sauna with double glazed picture window to the front and then a second storage room providing shelving storage.

## Front

The property benefits from having a 2 car driveway leading up to the front of the property. The property has a right of way over the main building driveway to access the driveway that starts at the beginning of the main building.













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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: SCO310056 - 0005