



Connells

Kings Road
Sutton Coldfield



Property Description

A well presented and spacious 4 double bedroom family semi-detached home located close to main road transport links, amenities and shopping. Great access to Birmingham City centre and Sutton Coldfield town centre. The home benefits from having an entrance porch and hallway, good sized family lounge to the front with multi fuel burner, impressive open plan living kitchen family room and open access to a family/chill out room, utility and guest WC. On the first floor there are 4 double bedrooms and a superb sized family bathroom with free standing claw foot bath. There is a good sized driveway to the front, a store room and an excellent sized rear garden.

Family Lounge

10' 8" MAX x 14' 2" TO INCLUDE BAY (3.25m MAX x 4.32m TO INCLUDE BAY)

Having double glazed walk-in bay window to the front, radiator to wall, telephone point, TV aerial point, coving to ceiling, feature fireplace with multi fuel burner, with wood beam over, and slate hearth.

Open Plan Living Kitchen

Dining Room

13' 1" MAX x 18' 4" (3.99m MAX x 5.59m)

Comprising an impressive modern refitted fitted kitchen, having fitted base units with wood block work surfaces over, fitted matching wall units, double glazed window to the rear, overlooking the rear garden, double glazed French doors opening out onto the rear garden and patio. Tiled flooring, space for a dual fuel range cooker, Central Island providing ample storage and having woodblock work surfaces over, tiled flooring, radiator to wall, coving to ceiling and space for a dining table and open access into the family room.

Entrance Porch

Having double glazed doors opening into the porch, cupboard to the wall housing a gas meter, internal composite door giving access to the reception hallway.

Reception Hallway

Having door off to the lounge and to the kitchen, tiled flooring, cupboard to wall, housing the electricity meter, radiator to wall, stairs to the first floor landing, door to the guest WC.

Family Room

8' 1" x 11' 8" (2.46m x 3.56m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall, coving to ceiling, tiled flooring, freestanding multi fuel burner and door gives access into the utility room.

Guest Wc

Having low level flush WC and wall mounted wash hand basin, with tiled splash back.



Utility Room

3' 9" x 8' (1.14m x 2.44m)

Having space and plumbing for a washing machine, space for a dryer and tiled flooring.

First Floor Landing

Having doors off to the four bedrooms and the family bathroom.

Bedroom One

11' 11" PLUS THE BAY x 10' 7" MAX, TO INCLUDE THE RECESS (3.63m PLUS THE BAY x 3.23m MAX, TO INCLUDE THE RECESS)

Having double glazed walk-in bay window to the front and coving to ceiling.

Bedroom Two

13' 1" x 10' 8" (3.99m x 3.25m)

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

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

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

Bedroom Four

16' 1" MAX x 11' 6" MAX (4.90m MAX x 3.51m MAX)

Having two double glazed windows to the front, two radiators to wall and laminate flooring.

Family Bathroom

Being an impressive freestanding claw foot bath in the middle of the room with mixer tap over, wall mounted wash hand basin, low level flush WC, double glazed window to the side and to the rear and splash back tiling.

Outside Front

Having driveway providing ample off road parking, gated side access into the rear garden and access to the store room.

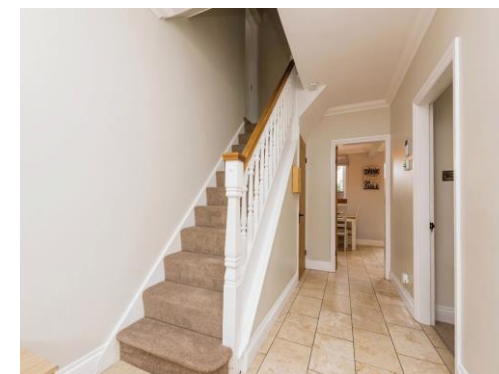
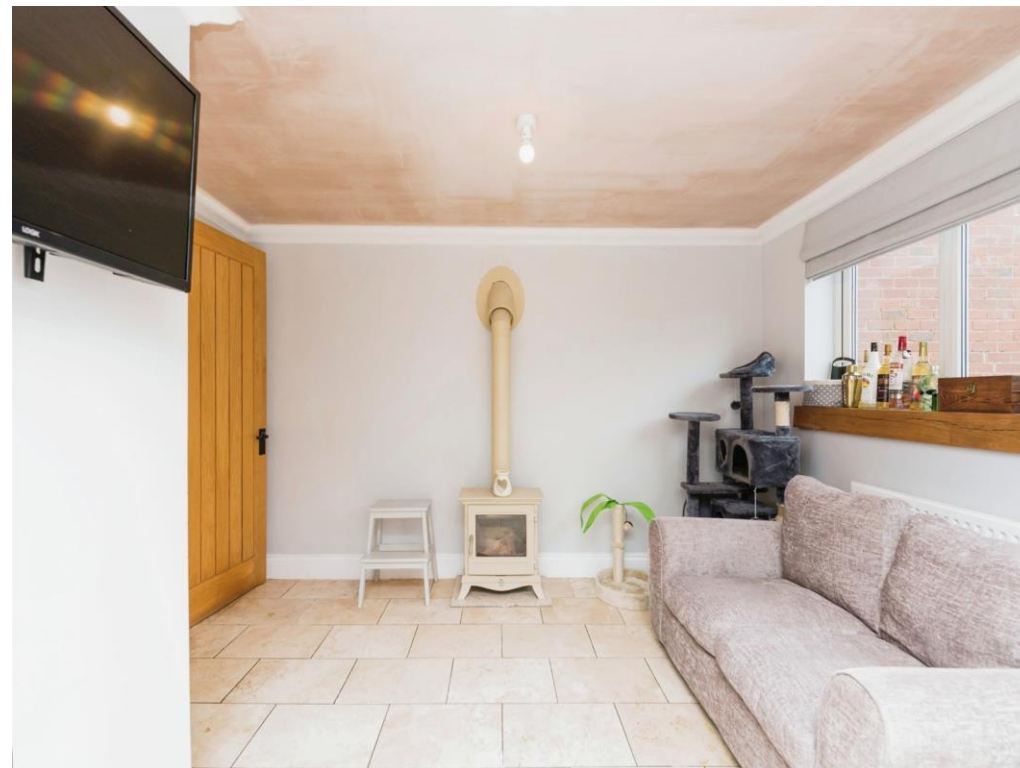
Store Room

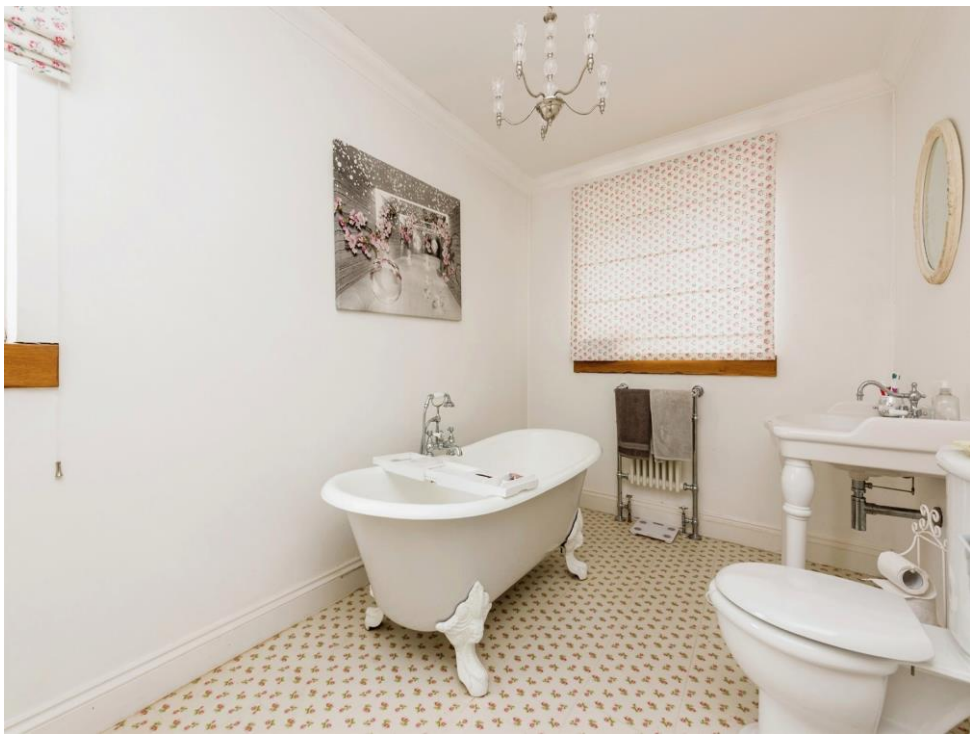
9' 5" x 8' 3" (2.87m x 2.51m)

Having double doors opening out onto the driveway. Having power and lighting, this room is currently used as a lego building room.

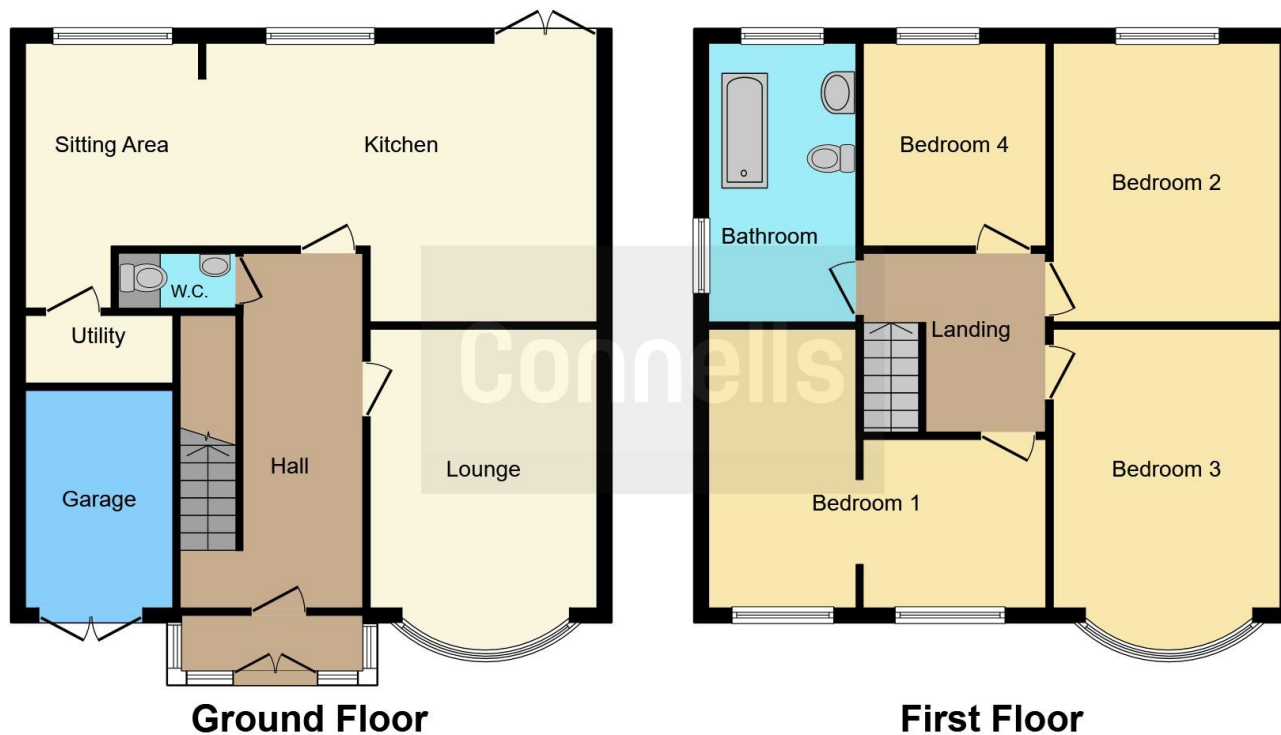
Rear Garden

Being an excellent sized rear garden, having feature brick built wall to the side, good sized patio area, garden laid to lawn, space for a shed to the rear and gated access to the front of the property,









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Tenure: Freehold



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Property Ref: SCO310203 - 0003