



**Connells**

Royal Road  
SUTTON COLDFIELD



## Property Description

A good sized five bedroom family detached home. Located in an excellent school catchment area for primary and senior schools, close to the heart of Sutton Town Centre giving excellent commuter access to main road and railway links and easy access to Royal Sutton Park or Rectory Park and Good Hope Hospital, The accommodation comprises; an entrance hall and has the benefit of a lounge and separate dining room. There is a good sized open plan breakfast kitchen, looking over the rear garden, utility room and a ground floor guest WC. On the first floor there is the main bedroom with open access into a dressing area, four further bedrooms, a family bathroom, and a separate family shower room. The property offers excellent family accommodation and benefits from CH & DG.

## Entrance Hallway

Having composite door giving access into the entrance hallway, internal doors give access into the lounge, the dining room and the kitchen, stairs lead to the first floor landing, door off to under stairs storage cupboard, housing the electricity meter and having gas meter to the wall,

## Guest Wc

Having a low level flush WC, wash hand basin, radiator to wall, extractor fan and door to built-in store cupboard. The guest WC comes off, of the utility room.

## Family Lounge

17' 11" x 11' 1" ( 5.46m x 3.38m )

Having double glazed window to the rear, overlooking the rear garden, double glazed French doors leading onto the rear garden, two radiators to wall, TV aerial point, two wall light fittings and decorative coving to ceiling.

## Dining Room

13' 6" MAX x 10' 2" PLUS THE BAY ( 4.11m MAX x 3.10m PLUS THE BAY )

Having double glazed walk-in bay window to the front, electric fire point, radiator to wall, feature fire surround, coving to ceiling, radiator to wall and decorative ceiling rose.

## Open Plan Kitchen Breakfast

## Room

14' 6" MAX x 19' 1" ( 4.42m MAX x 5.82m )

Having a good sized family breakfasting kitchen, having fitted base units with work surfaces over, fitted matching wall units, 1 & 1/2 bowl sink and drainer unit with mixer tap over, cupboards under, integrated electric oven and grill and integrated five ring gas hob, built-in wine cooler, integrated dishwasher, integrated fridge freezer, Central Island with over hang seating and providing storage, double glazed French doors lead onto the rear garden, wall mounted designer radiator, space for a table or sofa, laminate flooring, skirting board / plinth lighting, door to inner hallway, which in-turn gives access into a utility room and store room.

## Utility Room

Having fitted base units, fitted matching wall units, space and plumbing for a washing machine, sink and drainer unit, tiled flooring, space for a fridge freezer, space for a dryer and door gives access to the guest WC.

## First Floor Landing

Having doors off to the bedrooms and the bathroom.

## Bedroom One

11' 1" x 11' 4" ( 3.38m x 3.45m )

This is the measurements for the bed area;

Having double glazed window to the rear, two radiators to wall, additional open access to a dressing area.

## Dressing Area

6' x 7' 1" ( 1.83m x 2.16m )

## Bedroom Two

11' 5" TO THE FRONT OF BEAM x 10' 2" PLUS BAY ( 3.48m TO THE FRONT OF BEAM x 3.10m PLUS BAY )

Having double glazed walk-in bay window to the front, two built-in double wardrobes, coving to ceiling and radiator to wall.

## Bedroom Three

11' 9" x 8' 1" ( 3.58m x 2.46m )

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

## Bedroom Four

8' 4" MAX TO THE FRONT OF WARDROBES x 11' 7" ( 2.54m MAX TO THE FRONT OF WARDROBES x 3.53m )

Having double glazed window to the rear, radiator to wall and built-in double wardrobe.

## Bedroom Five

9' PLUS THE WALKWAY x 10' ( 2.74m PLUS THE WALKWAY x 3.05m )

Having double glazed window to the front, built-in wardrobe and cupboards over the bed area.

## Family Bathroom

Having panelled bath with central mixer tap and electric shower over, vanity wash hand basin, built-in cupboard under, low level flush WC, wall mounted heated towel rail radiator, frosted double glazed window to the front, floor tiling and part wall tiling.

## Family Shower Room

Having a shower cubicle, with electric shower facility, low level flush WC, pedestal wash hand basin, extractor fan, wall mounted heated towel rail, floor tiling and part wall tiling.

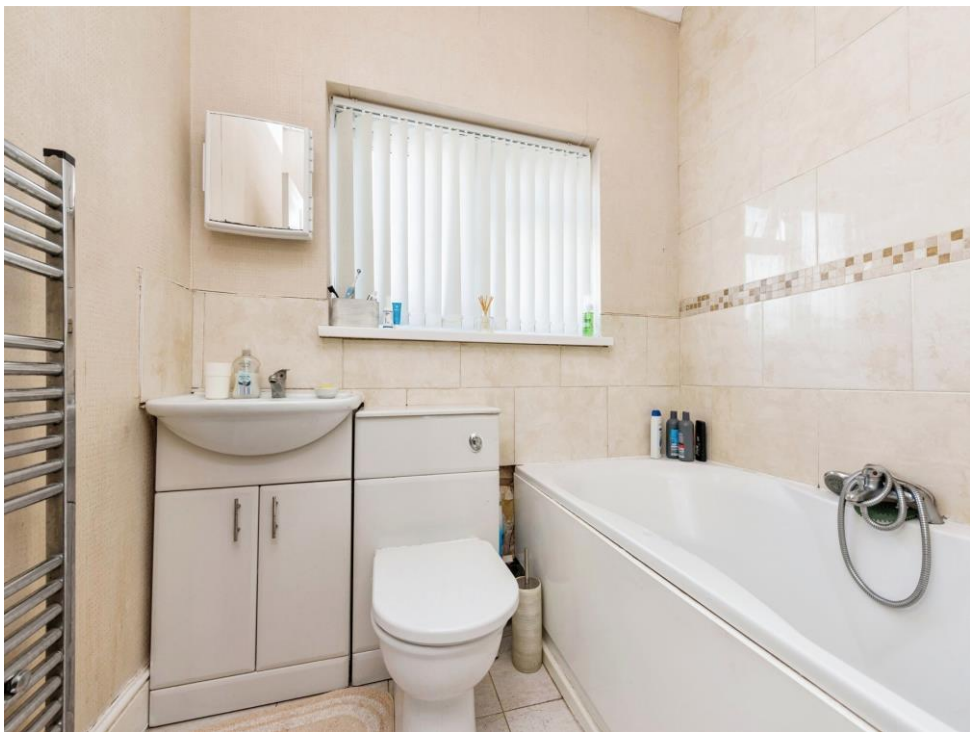
## Outside Front

Having ample driveway, providing off road parking.

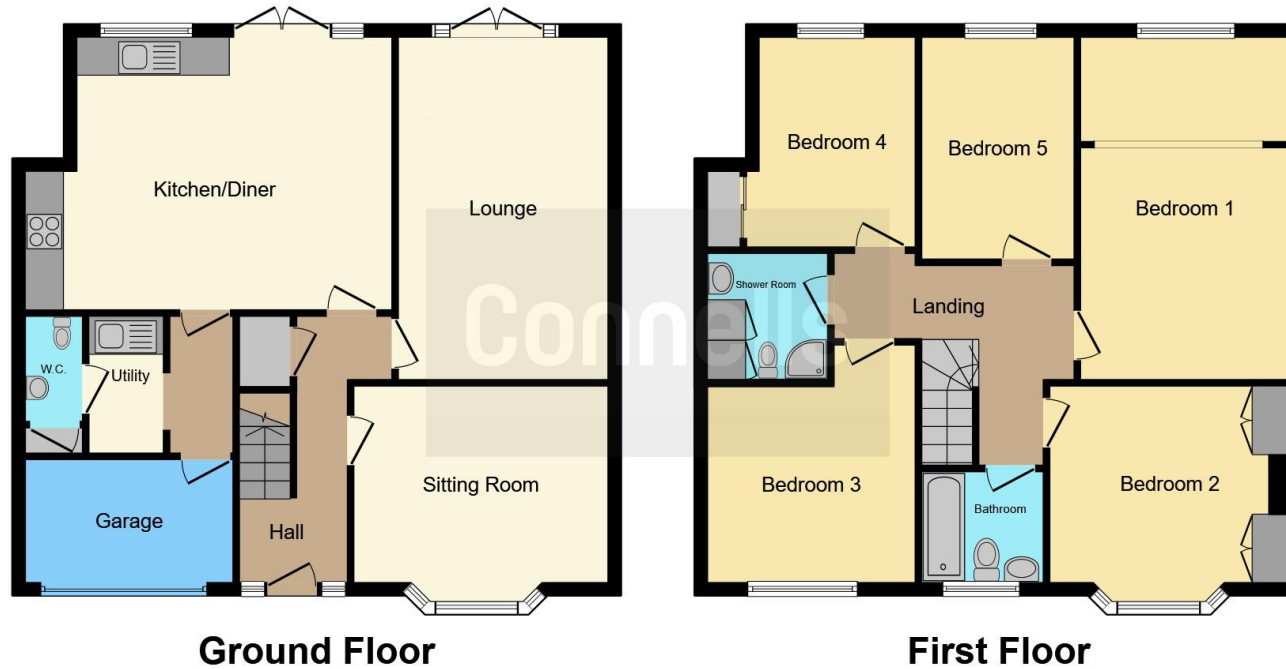
## Rear Garden

Being a good sized rear garden, having garden laid to lawn, patio area, space for a shed and fencing to the perimeter.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO310133](http://connells.co.uk/Property/SCO310133)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO310133 - 0005