



Connells

Kings Road  
Sutton Coldfield



### Property Description

Connells are pleased to market this three bedroom semi-detached home occupying a substantially large corner plot with ample room to extend or build additional dwellings (STPP) available with NO UPWARD CHAIN. The property has been well maintained throughout and is simply in need of modernising. The property has a spacious through Lounge-Diner from front to back with kitchen and Utility across the back of the house. The first floor is home to three bedrooms and fully tiled bathroom. The home boasts a double Garage to the side with access from both the front and rear along with driveway for off-road parking. The garden is a substantial size with laid to lawn and wrap around patio.

Viewing is **\*\*\*HIGHLY RECOMMENDED\*\*\*** to appreciate the potential this property offers. Accessed via the front door the property comprises:

### Entrance Hall

With main door to the front, staircase to the first floor, understairs storage cupboard and doors to:

### Dining Room

10' 5" x 14' 11" TO BAY (3.17m x 4.55m TO BAY)

With radiator and double glazed window to the rear and opening through to the Living Room

### Living Room

10' 5" x 15' TO BAY (3.17m x 4.57m TO BAY )

With radiator and double glazed bay window to the front

### Kitchen

10' 10" x 6' 6" (3.30m x 1.98m)

Fitted kitchen with a range of wall and base units with worktops over, cooker point, splashback tiling, sink and drainer and double glazed window to the rear.

### Utility

10' 4" x 7' 3" (3.15m x 2.21m)

With electric sockets and plumbing, door to the garage, double glazed window to the rear and door to the garden.

### First Floor Landing

With stairs from the ground floor, double glazed window to the side, loft hatch and doors to:

### Bedroom One

11' 11" x 10' 5" (3.63m x 3.17m)

With radiator and double glazed bay window to the rear offering unique views of Birmingham City

### Bedroom Two

12' PLUS BAY x 9' 5" (3.66m PLUS BAY x 2.87m)

With radiator and double glazed bay window to the front

### Bedroom Three

8' 10" x 7' 7" ( 2.69m x 2.31m )

With radiator and double glazed window to the front

### Bathroom

Fully tiled suite comprising bath with taps over, wash hand basin, low level WC, radiator and double glazed windows to the side and rear

### Double Garage

With double wooden doors to the front, pedestrian door to the rear into the utility room, electrical power and lighting.

### Outside

To the front is a small garden and pathway to the front door and a driveway providing off-road parking for several vehicles.

To the rear is a substantially large area with laid to lawn, patio and fully enclosed with fences to side and rear.

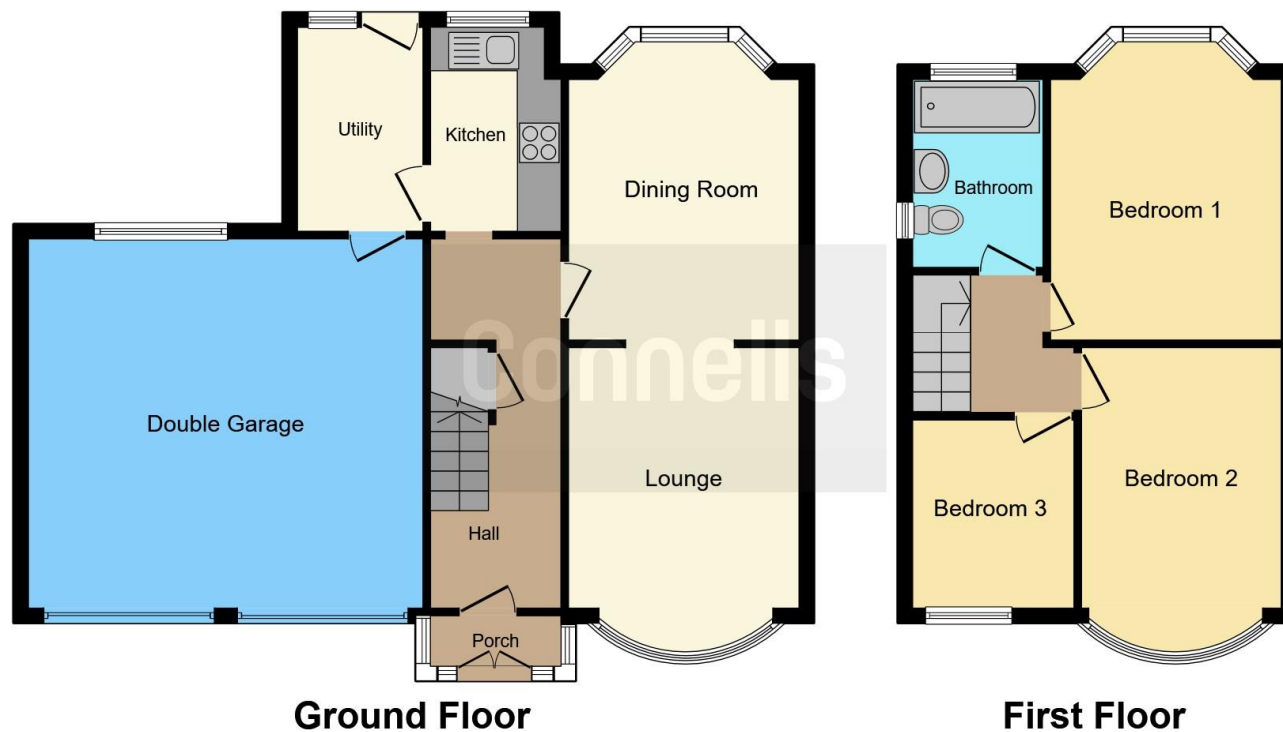
### Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

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

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SCO310275](http://connells.co.uk/Property/SCO310275)**

Tenure: Freehold



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.

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