



Connells

Chester Road
Sutton Coldfield



Property Description

A well presented and extended three bedroom traditional style semi-detached home. Located in a good school catchment area and close to main roads and transport links. The property is in immaculate order and has a large driveway to the front, giving ample off road parking and access to a single garage. The accommodation comprising of an entrance porch, which opens into a good sized reception hallway. There is a family lounge overlooking the rear garden, a separate dining room and extended family dining kitchen and an office. On the first floor landing there are three good sized bedrooms, all with built-in wardrobes and a refitted family bathroom. The garden to the rear is a private, enclosed and mature landscaped rear garden.

Entrance Porch

Having double glazed door to the front, giving access into the porch area, with double glazed windows and tiled flooring. Internal single glazed door giving access into the reception hall.

Reception Hall

Having wood flooring, decorative picture railing, doors give access into the lounge, dining room and family kitchen. Having feature stainless leaded light windows, radiator to wall, stairs lead to the first floor landing.

Family Lounge

12' 2" MAX x 17' 5" (3.71m MAX x 5.31m)

Having sliding double glazed patio doors leading onto the rear garden, feature fireplace with wood fire surround, cast iron insert and granite hearth, two wall light fittings, decorative picture railing and overlooking the rear garden.

Dining Room

12' 3" x 11' PLUS THE BAY (3.73m x 3.35m PLUS THE BAY)

Having double glazed walk in bay window to the front, feature open fireplace surround and tiled insert, radiator to wall, decorative ceiling rose and decorative picture railing.

Family Dining Kitchen

13' 11" x 12' 10" MAX (4.24m x 3.91m MAX)

Being an impressive extended family dining kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden. Integrated stainless steel sink and drainer unit with mixer tap over and decorative splash back tiling. Integrated electric oven, integrated gas five ring gas hob with integrated cooker hood and extractor fan. There is space and plumbing machine and an integrated dishwasher, integrated fridge and freezer, radiator to wall, double glazed door gives access into the rear garden and double glazed window overlooks the rear garden. Display cabinets with lighting, having an overhang island area, with quarts workshop, with storage and providing seating area, floor tiling, door gives access into the office.

Office

5' 7" x 3' 11" (1.70m x 1.19m)

Having built-in desk base unit, wall unit and internal door gives access to the garage.

First Floor Landing

Having doors off to the three bedrooms, frosted double glazed window to the side and loft access.

Bedroom One

12' x 10' 2" TO THE FRONT OF WARDROBES (3.66m x 3.10m TO THE FRONT OF WARDROBES)

Having double glazed window to the rear overlooking the rear garden, radiator to wall, built in wall-to-wall wardrobes and built in dressing table, built in draw unit and picture railing.

Bedroom Two

13' 6" MAX x 8' 8" MIN, TO FRONT OF THE WARDROBES (4.11m MAX x 2.64m MIN, TO FRONT OF THE WARDROBES)

Having double glazed window to the front, radiator to wall, having built-in wall-to-wall wardrobes and built-in shelving.

Bedroom Three

7' 10" MAX x 7' 9" (2.39m MAX x 2.36m)

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

Family Bathroom

Briefly comprising a bathroom suite with panelled bath and power shower over vanity wash hand basin with built-in storage cupboards, low level flush WC, frost double glazed window to the rear, radiator to wall and built-in storage cupboard.

Outside

Front

Having an excellent sized driveway to the front of the property, hedge to the front garden area, access to the garage.

Garage

16' 6" x 7' 6" (5.03m x 2.29m)

Having power and lighting, double doors opening out onto the driveway, wall mounted central heating boiler and pedestrian door gives access into the office.

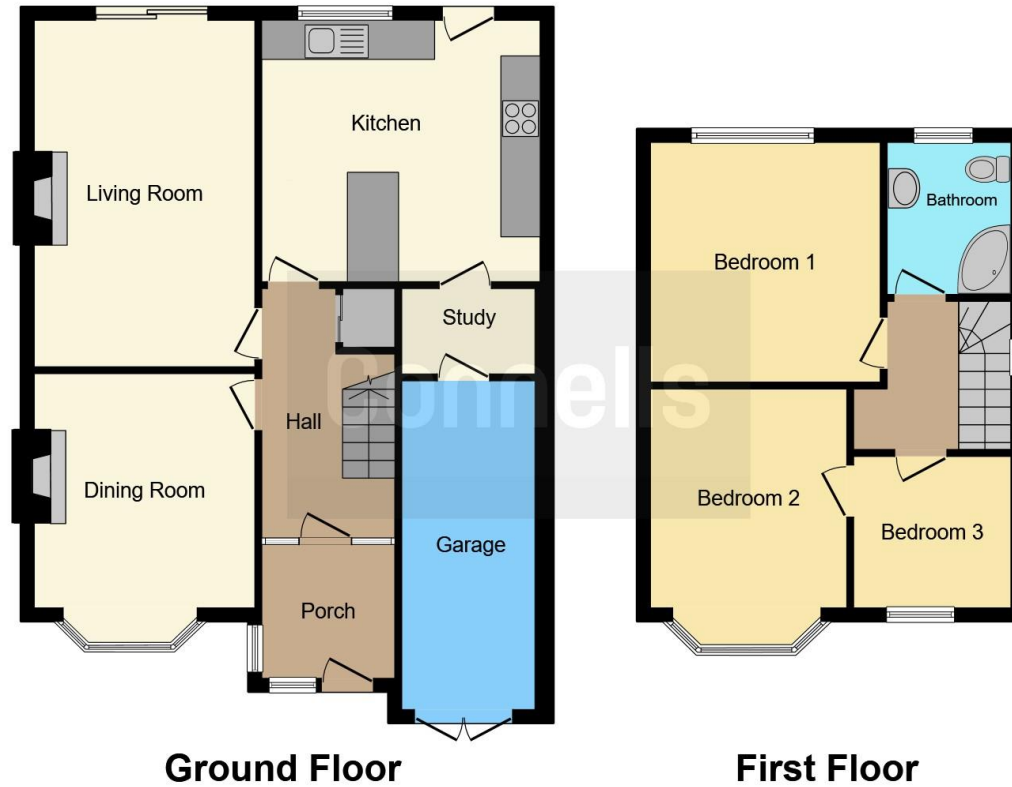
Rear Garden

Being an excellent mature and landscaped rear garden, having lawn area, fencing to the perimeter, large decked area, various mature plants and shrubs, outside tap and being a private and enclosed rear garden.









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Tenure: Freehold



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