



**Connells**

Coleshill Street  
Sutton Coldfield



# Coleshill Street Sutton Coldfield B72 1SH

for sale offers over  
**£425,000**



## Property Description

A well presented three bedroom traditional style semi-detached home, located in The Heart of Sutton Town Centre. In an excellent school catchment area for both Primary and Senior schools. Having easy access to Rectory Park, Royal Sutton Park, Sutton Coldfield Train Station, and main road and bus transport links. The property benefits from having a double driveway providing off road parking and access to a garage which is currently used as a store garage. There is an entrance hallway which gives access into the family lounge. There is a breakfast room opening into an extended open plan, kitchen dining family room overlooking the rear garden. On the first floor landing there are three good sized bedrooms and a family bathroom. Excellent rear garden. The property benefits from having central heating and double glazing as specified.

## Entrance Hall

Having double glazed door to the front, giving access into the entrance hall, double glazed window, radiator to wall, cupboard to wall, doors open into the family lounge.

## Family Lounge

15' 7" x 12' MAX ( 4.75m x 3.66m MAX )

Having double glazed walk-in bay window to the front, radiator to wall, decorative picture railing and feature fire surround.

## Breakfast Room

9' 5" x 7' ( 2.87m x 2.13m )

Having laminate flooring, spotlights to ceiling, radiator to wall, door gives access into the

utility room and the guest WC, and open access into the open plan dining kitchen family room.

## Kitchen Area

22' 4" x 9' 1" MAX ( 6.81m x 2.77m MAX )

Briefly comprising a modern fitted kitchen, having fitted base units with wood block work surfaces over, fitted matching wall units, decorative splash back tiling. Double glazed window to the rear, overlooking the rear garden, sink unit with mixer tap over, cupboards under, integrated gas hob, space for a fridge freezer, space for a utility, laminate flooring and open access into the dining area. Doors give access into the rear garden.

## Dining Area

12' 9" x 11' 2" MAX ( 3.89m x 3.40m MAX )

Having radiator to wall, decorative picture railing, feature wooden fire surround with open fire facility and door from the hallway.

## Utility Area

Having space and plumbing for a washing machine, wall unit and wall mounted central heating boiler.

## Guest Wc

Having low level flush Wc and wash hand basin.

## First Floor Landing

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

### Bedroom One

16' 1" x 11' 2" ( 4.90m x 3.40m )

Having double glazed walk-in bay window to the front and radiator to wall.

### Bedroom Two

14' 10" x 11' 2" ( 4.52m x 3.40m )

Having double glazed walk-in bay window to the rear, decorative picture railing and wood flooring.

### Bedroom Three

9' 5" x 7' ( 2.87m x 2.13m )

Having double glazed window to the front, radiator to wall and decorative picture railing.

### Family Bathroom

Having paneled bath with mixer tap over, wash hand basin, low level flush WC, shower cubicle with hand held and rainfall shower, frosted double glazed window to the rear, wall mounted heated towel rail radiator.

### Outside Front

Having driveway providing off road parking and having hedge to front and fencing to the side.

### Rear Garden

Being a good sized rear garden with garden laid to lawn, various plants and shrubs, and fencing to the side and to the rear.



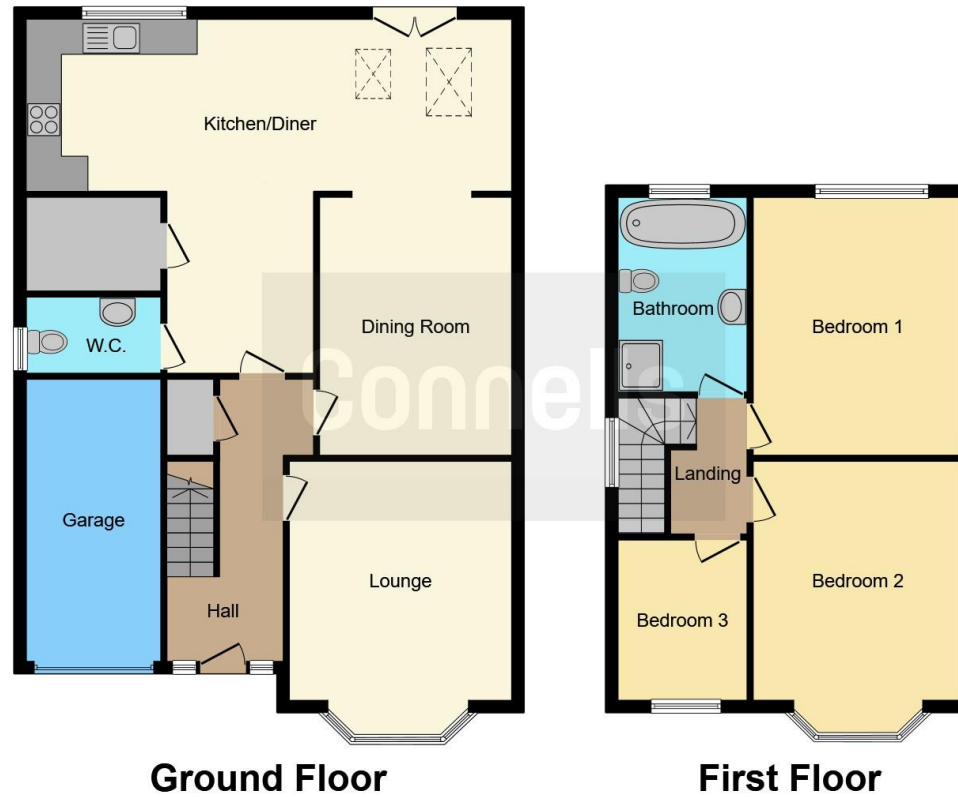












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: D**

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Tenure: Freehold



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