



**Connells**

Kathleen Road  
Sutton Coldfield



# Kathleen Road Sutton Coldfield B72 1SS

for sale offers over  
**£400,000**



## Property Description

Deceptively spacious, an immaculately presented and extended 4 bedroom semi-detached family home set in the heart of Sutton Coldfield town centre. In an excellent school catchment area for both primary and secondary schools. Easy access to Royal Sutton Park, Sutton Coldfield town centre, train station and Newhall Valley Country Walk. The property benefits from being an excellent sized family home having family lounge with a good sized open plan kitchen/diner opening into a Conservatory at the rear of the property. On the 1st floor landing there are 3 bedrooms and a family bathroom and there is a 2nd floor landing with master bedroom suite with Juliet balcony overlooking the Royal town of Sutton Coldfield with en-suite shower room and dressing room area. The property benefits from having gas central heating and double glazing and retaining character features.

## Canopied Entrance Porch

Having composite door giving access to the inner porch area and having internal single glazed door through to the reception hallway.

## Reception Hallway

Having radiator to wall. Decorative picture railing. Door to useful under stair storage cupboard housing the gas meter and having a power point and a double glazed window to the side. The hallway also has doors leading off to the kitchen and the family lounge and dining area. Cupboard door housing the

central heating boiler and providing storage.

## Family Lounge

16' 10" to include bay x 10' 10" maximum into the recess ( 5.13m to include bay x 3.30m maximum into the recess )

Having double glazed walk-in glazed window to the front with built-in shutters. Radiator to wall. Picture railing. Built-in alcove shelving, decorative picture railing and log burner with feature beam and raised hearth.

## Dining Area

10' 4" maximum x 13' 4" maximum ( 3.15m maximum x 4.06m maximum )

Having decorative picture railing, feature oak fire surround with inset and hearth. Single glazed door gives access into the Conservatory and open access into the kitchen.

## Kitchen Area

11' 9" x 6' 2" ( 3.58m x 1.88m )

Comprising a modern re-fitted kitchen with fitted base units with work surfaces over. Fitted matching wall units, double glazed window to the rear overlooking the rear garden. Sink and drainer unit with mixer tap over and decorative splash back tiling. Integrated electric oven, integrated gas hob, built in cooker hood and extractor fan over. Work surfaces, space and plumbing for a washing machine and space and plumbing for a dishwasher.

## Conservatory

11' 2" plus door recess x 7' 8" ( 3.40m plus

door recess x 2.34m )

Being UPVC conservatory having tiled flooring and ceiling fan.

## First Floor Landing

Having frosted double glazed windows to the side. Doors to the 3 bedrooms and family bathroom and stairs lead to the 2nd floor landing with the master bedroom.

## Bedroom 2

13' 6" plus the bay x 10' 10" maximum into recess ( 4.11m plus the bay x 3.30m maximum into recess )

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

## Bedroom 3

13' 3" maximum x 10' 2" maximum ( 4.04m maximum x 3.10m maximum )

Having double glazed to the rear overlooking the rear garden and radiator to wall.

## Bedroom 4

8' 5" x 5' 9" ( 2.57m x 1.75m )

Having double glazed window to the front and radiator to wall. This room is currently used as an office.

## 2nd Floor Landing

Having skylight window with doorway leading into the master bedroom suite

## Master Bedroom

12' 7" maximum x 21' 10" maximum ( 3.84m maximum x 6.65m maximum )

Having a double glazed skylight window to

the front and having double glazed window to juliet balcony looking onto the rear garden. 1 wall mounted designer radiator to wall. Double glazed windows to either side of the doors to the juliet balcony. Access to the en-suite shower room and dressing area. The dressing area is concealed and has built in wardrobes. En-suite shower room having shower, low level flush WC, wall mounted wash hand basin with cupboard under. Wall mounted heated towel rail radiator and cast iron radiator. Double glazed frosted window to the rear. The shower has hand held and rain fall facility over and part tiled. Extractor fan.

## 1st Floor Family Bathroom

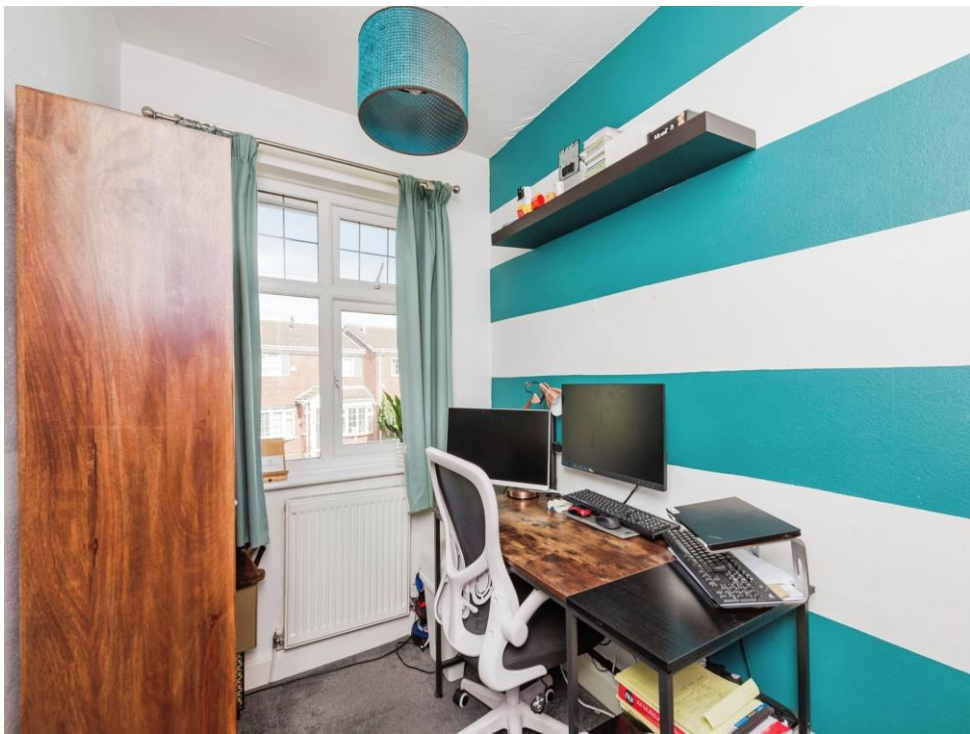
Having paneled bath, wash hand basin, low level flush WC, wall mounted heated towel rail radiator Spotlights to ceiling. Floor tiling to wall. Frosted double glazed window to the rear.

## Front

Having driveway providing off-road parking and gated side access to the rear garden.















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**EPC Rating: D**

Tenure: Freehold

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