



**Connells**

Chester Road  
Sutton Coldfield





## Property Description

A stunningly presented 4 bedroom detached house with modern decor throughout and large open plan kitchen/living area. This property boasts high ceilings, parquet flooring throughout the ground floor and ample storage with two useful downstairs guest WCs, perfect for growing families. The main reception room is a bright spacious area with beautiful bay windows. The large kitchen with fully integrated appliances and ample living space leads out onto a large well established rear garden with patio area and space to extend in the future (subject to planning permission). The property has great links for road and rail along with local amenities, sought after schools and sports clubs. Viewing is highly recommended to appreciate all this property has to offer.

## Entrance Porchway

Sliding door leading to main hallway

## Hallway

Parquet flooring with door leading to family lounge. Walk through leads to guest cloakroom with sensor light along with doors to guest WC and kitchen. Stairs to two level landing

## Family Lounge

12' 9" x 13' 1" ( 3.89m x 3.99m )

Parquet flooring throughout. Feature fireplace. Front facing large bay windows and radiator.

## Guest Wc

Recently refitted low level flush WC, wash hand basin, radiator and side window.

## Kitchen/Living Area

30' 4" x 14' 10" ( 9.25m x 4.52m )

Large open plan kitchen which briefly comprises wall and base units with Quartz worktops over, electric fan oven, five gas ring hob with cooker-hood over, integrated dishwasher, integrated fridge-freezer, instant boiling water tap and filtered cold water option and built in Insinkerator. Door leads into galley style utility room. Living area having space for ample seating and space for a media wall. Sliding patio doors lead into rear garden.

## Utility Room

Large utility space with space and plumbing for washing machine and tumble dryer and on to additional guest WC. Door leading to rear garden.

## First Floor Landing

Doors leading to Bedroom Four.

## Bedroom Four

With double glazed window to the front, radiator and fitted wardrobes.

## Second Floor Landing

With stairs from first floor landing and doors to remaining bedrooms and bathroom.

## Master Bedroom

14' 10" x 13' 1" ( 4.52m x 3.99m )

Double glazed window to the rear, fitted wardrobes, radiator and door leading to en-suite shower room

## En-Suite Shower Room

Refitted en-suite comprising shower cubicle with mains powered shower, low level flush WC, hand wash basin, radiator and extractor fan.

## Bedroom Two

13' x 15' 7" ( 3.96m x 4.75m )

Double glazed bay window to the front and radiator

## Bedroom Three

14' 8" x 10' 10" ( 4.47m x 3.30m )

Double glazed windows to the rear, fitted wardrobes and radiator.

## Family Bathroom

8' 3" x 6' 10" ( 2.51m x 2.08m )

Refitted large family bathroom briefly comprising panelled bath, shower cubicle, wash hand basin, radiator, double glazed window and low level flush WC. Loft hatch having pull down ladder. Vendor advises that the loft is boarded and insulated.

## Outside Front

Large driveway offering ample off-road parking for several vehicles, set back from main road.

## Rear Garden

Having patio area and laid to lawn, external tap, various mature trees, bushes and shrubs to borders.

## Garage

With electrical power and lighting and double doors to the front.













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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**

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Tenure: Freehold



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