



**Connells**

Coleshill Road  
SUTTON COLDFIELD





## Property Description

A well presented and recently refurbished 3 bedroom traditional style semi-detached home. Located within an excellent school catchment area for both primary and secondary schools. Close to the heart of Sutton Coldfield town centre, train station and Rectory Park and Newhall Valley Walk. The property benefits from having a feature canopy porch giving access into a reception hallway. There is a family lounge overlooking the rear garden and a separate sitting/dining room to the front with walk-in bay window. There is a refitted kitchen and a side covered area providing excellent storage space and a guest WC. On the first floor landing there are three good sized bedrooms and a family refitted shower room and separate WC. Outside the property has ample off-road parking, access to a storage garage and there is an excellent sized landscaped rear garden which is mature and has various plants, shrubs, trees and decking and entertaining space.

## Canopied Entrance Porch

Having step up leading to the entrance door.

## Entrance Hallway

Having single glazed door giving access into the entrance hallway. Feature stained glass leaded light window to either side. Radiator to wall. Stairs lead to first floor landing and doors give access into the lounge, the dining room and the kitchen.

## Dining Room

11' 5" x 10' 11" (3.48m x 3.33m)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, wooden flooring and feature wood panelling to walls.

## Family Lounge

14' 3" Plus the door recess x 11' (4.34m Plus the door recess x 3.35m)

Having double glazed patio doors leading into the rear garden, radiator to wall, TV aerial point and decorative coving to ceiling. Feature panelled wall.

## Refitted Kitchen

10' 3" x 10' (3.12m x 3.05m )

Briefly comprising a modern refitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units. One and a half bowl stainless steel sink and drainer unit with mixer tap over and cupboards under. Integrated double electric oven, integrated fridge/freezer, space and plumbing for a dishwasher, spotlights to ceiling. Door gives access into a pantry and door gives access to the side covered area.

## Side Covered Area

Having space and plumbing for a washing machine, double glazed door to the rear. Door gives access into the guest WC and door leads to garage.

## Guest WC

Having low level flush WC and wash hand basin

## First Floor Landing

Having frosted window and doors lead off to the three bedrooms, family bathroom and separate WC.

## Bedroom One

14' 3" To include the bay x 9' 2" (4.34m To include the bay x 2.79m)

Having double glazed window to the front and two built-in double wardrobes.

## Bedroom Two

11' 11" x 11' 8" (3.63m x 3.56m)

Having double glazed to the rear, radiator to wall.

## Bedroom Three

6' 6" x 8' 5" (1.98m x 2.57m)

Having double glazed window to the front. Built-in cupboard over bulk head area and radiator to wall.

## Family Shower Room

Briefly comprising a double shower cubicle, wash hand basin with cupboard under. Heated towel radiator and frosted double glazed window to the rear.

## Separate WC

Having low level flush WC and frosted double glazed window to the side.

## Outside Front

Having driveway providing ample off-road parking and access to the property. Access to the storage/garage.

## Rear Garden

Being an excellent sized rear garden. Having feature decking area with ample entertaining space with steps down. Garden laid to lawn, various fruit trees, planted borders, feature wooden cladded fencing and outbuilding/workshop which provides excellent storage space. Childrens play area to the rear.



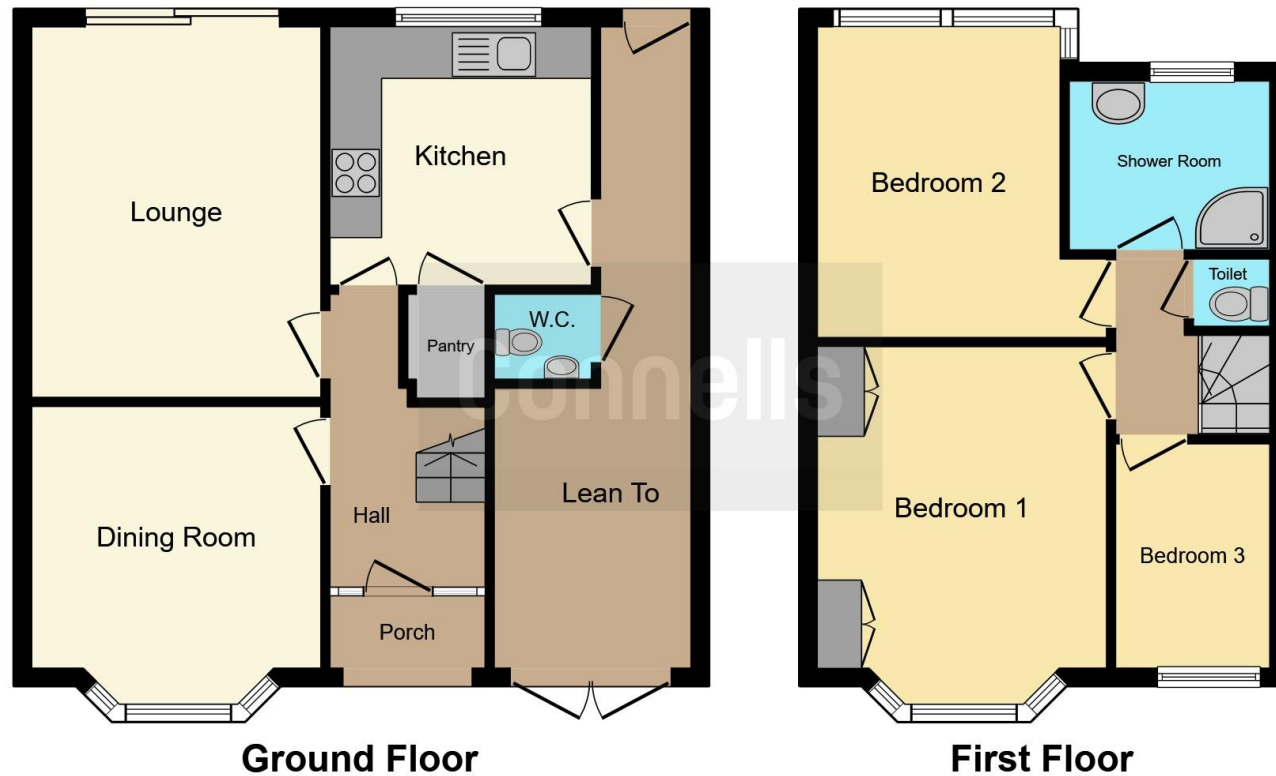












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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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