



Connells

Coleshill Road
Sutton Coldfield



Property Description

A well presented and characterful 5 bedroom 3 storey Victorian semi-detached home. Located in the heart of Sutton Town Centre. Having double driveway providing parking for 2 cars. The accommodation over 3 floors has hallway, family lounge, separate dining room, impressive family kitchen opening into a family living dining with door onto the garden. On the first floor there is a master bedroom with 3 built in wardrobes and an en-suite bathroom, 2 further double bedrooms and family shower room. On the 2nd floor landing there are 2 double bedrooms. To the rear of the garden there is an outside bar/entertainment space.

Entrance Hall

Having door to the front giving access into the reception hallway. Having window light over door. Having doors leading into the lounge, the dining room and family dining/kitchen. Radiator to wall with built-in radiator cabinet. Stairs lead to first floor landing. Door to understairs storage cupboard providing excellent storage space.

Family Lounge

13' 6" Maximum x 12' 3" Plus the bay (4.11m Maximum x 3.73m Plus the bay)

Having triple glazed walk-in bay window to the front. Radiator to wall, two wall light fittings, laminate flooring, picture railing, coving, decorative ceiling rose and feature wooden fire surround with tiled hearth and inset. Door gives access into the separate dining room.

Dining Room

14' 5" Maximum x 11' 5" (4.39m Maximum x 3.48m)

Having double glazed walk-in bay window to

the rear. Radiator to wall, ceiling rose, picture rail, coving and laminate flooring. Internal door gives access into the family lounge. Feature fireplace with cast iron inset and feature hearth.

Open Plan Kitchen/Diner

Kitchen Area

19' x 7' 5" To the front of chimney (5.79m x 2.26m To the front of chimney)

Comprising a fitted kitchen having fitted base units with square edge work surfaces over. Having two double glazed windows to the side overlooking the side garden. Stainless steel sink unit with mixer tap over and splash back. Space and plumbing for a dishwasher , space for a fridge/freezer. Tiled effect flooring. Having built-in cupboard providing excellent storage and housing the venting for a drier and space and plumbing for a washing machine, space for dual fuel range master cooker. Ample storage space to the kitchen with radiator to wall and open access into a family/breakfast room.

Family/Breakfast Room

17' 4" x 8' 5" (5.28m x 2.57m)

Having double glazed window to the side and double glazed window to the rear. Spotlights to ceiling. Ceiling light window to the ceiling. Wooden cladding to half height level. Double glazed doors open into the rear garden. This area is a fantastic area for open-plan family living space and opens out beautifully into the garden.

First Floor Landing

Having radiator to wall, door to understairs storage cupboard providing excellent storage space. Doors to the three bedrooms, the family bathroom and stairs lead to second floor landing with feature stained glass

window light.

Bedroom One

15' 5" To front of wardrobes x 12' 3" (4.70m To front of wardrobes x 3.73m)

Having triple glazed window to the front, picture rail, coving to ceiling. Three built-in double wardrobes with built-in cupboards over. Door to en-suite bathroom

En-Suite Bathroom

Having panelled bath with shower over, low level flush WC, wash hand basin with mixer tap, wall mounted heated towel rail radiator and triple glazed window

Bedroom Two

12' 11" x 11' 6" Maximum (3.94m x 3.51m Maximum)

Having double glazed window to the rear, radiator to wall, feature fireplace and decorative picture railing.

Bedroom Three

9' 1" x 9' 11" Plus walkway (2.77m x 3.02m Plus walkway)

Having single glazed window to the rear, feature fireplace and radiator to wall

Family Shower Room

Having a shower cubicle, pedestal wash hand basin, low level flush WC, Two frosted double glazed windows to the side. Wall mounted heated towel rail radiator.

2nd Floor Landing

Having doors off to the two bedrooms and having door to a built-in cupboard housing the boiler and providing ample storage.

Bedroom Four

14' 3" Maximum x 8' Plus the dormer (4.34m Maximum x 2.44m Plus the dormer)

Having single glazed dormer window to rear with secondary glazed unit. Radiator to wall. Loft access and built-in eave storage space providing ample hidden storage.

Bedroom Five

11' 3" Maximum x 12' 5" Maximum (3.43m Maximum x 3.78m Maximum)

Having triple double glazed window to the front and radiator to wall.

Outside Front

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

Rear Garden

Being an excellent low maintenance rear garden having space for a shed, having raised sleeper beds with planted area, garden to lawn, pathway leading to the side of the property, outside tap with an outside sink, planted borders and having a superb entertainment log cabin space to the rear of the garden

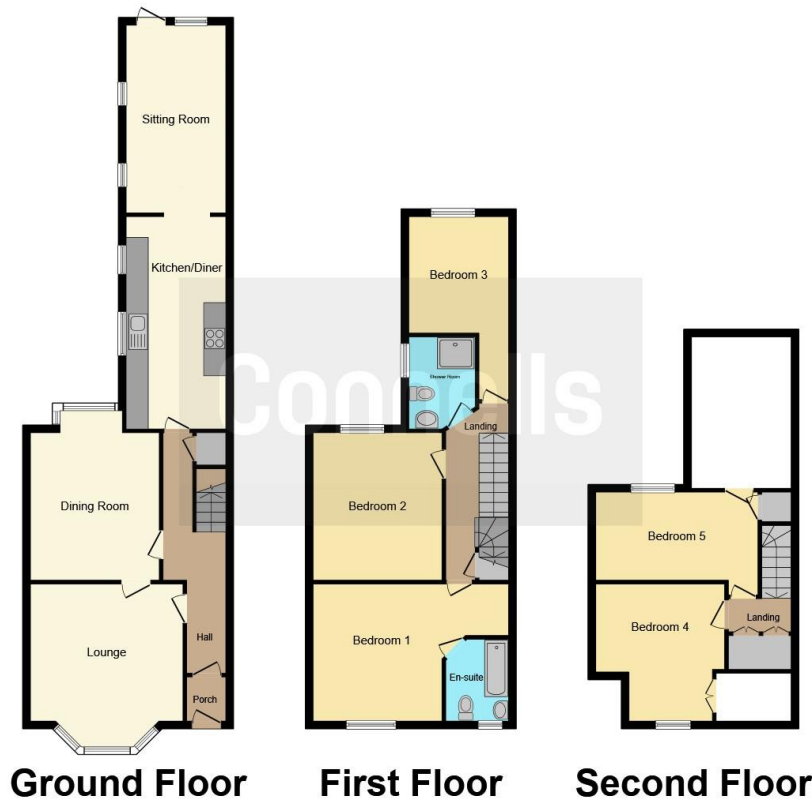
Entertainment Space/Log Cabin

Being an excellent sized log cabin, having double doors opening onto the garden, having power and lighting, having windows overlooking the rear garden and currently used as an entertaining/bar. There is a door off that leads to a workshop area which has power and lighting and provides storage and shelving.









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

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T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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