



Connells

Chester Road
Sutton Coldfield



Property Description

A well-presented and extended 3-bedroom traditional style detached family home located in a superb spot close to main road and rail transport links and in a good school catchment. The home has beautifully been offered with no upward chain. Close access to main shopping facilities and amenities. The home is set back off the main road with a good-sized driveway providing ample off-road parking. There is an entrance porch leading into a welcoming entrance hallway. Off the hall there is a family lounge with walk in bay window and feature fireplace with door opening into a separate dining room. The dining room open is into a conservatory. From both the hallway and the dining room there is a modern refitted and extended kitchen with ample storage and has views onto the rear garden. There is a guest WC and a ground floor wet room. On the first-floor landing there are 2 double bedrooms and a good-sized single bedroom and a family bathroom. Outside to the rear there is superb sized and sunny aspect rear garden that is mature and plentiful. The plot allows further extension if desired (subject to planning). Ideal family home.

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Entrance Porch

Having double glazed door giving access to the porch area with double glazed windows to the sides. Tiles flooring, light facility, and internal single glazed door to the reception hallway.

Reception Hallway

Internal single glazed door with single glazed window to the side. Radiator to wall. Doors to the Lounge and Kitchen. Stairs lead to the first floor landing.

Family Lounge

10' 5" plus bay x 12' 11" max (3.17m plus bay x 3.94m max)

Having double-glazed walk-in bay window to the front. Radiator to wall, telephone point, TV aerial point, feature wooden fire surround and living flames gas fire to the wall. Sliding doors into the Dining Room.

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

Having sliding double glazed patio doors to the Conservatory, radiator to wall, coving to the ceiling. Door gives access to the Kitchen.

Extended Kitchen

12' 6" x 9' 10" (3.81m x 3.00m)

Conservatory

9' 8" x 9' 6" (2.95m x 2.90m)

A UPVC double glazed window, tiled floor, radiator, ceiling fan, double glazed window S and doors to the rear garden.

Extended Kitchen

12' 6" x 9' 10" (3.81m x 3.00m)

A refitted modern kitchen with fitted base units with work surfaces over, one and half bowl stainless steel sink and drainer unit with mixer tap over and cupboards under, splashback tiling, radiator, integrated electric oven, integrated gas hob, built in cooker hood and extractor fan, integrated washing machine and integrated dishwasher, fridge freezer, tiled floor, door to WC, door to the Guest WC. Door to the side covered area. Door to the Wet Room.

Side Covered Area.

Having door to the rear garden and door to the Storeroom.

Guest WC

Having low level flush WC, wall mounted wash hand basin, tiled splashback. Extractor fan.

Wet Room

Having shower facility, extractor fan and tiled floor.

First Floor Landing

Having doors to the 3 bedrooms and family bathroom.

Bedroom 1

13' 6" max x 10' 9" (4.11m max x 3.28m)

Having double glazed window to the front, radiator, built in wardrobe and dado railing.

Bedroom 2

11' 11" x 10' 9" (3.63m x 3.28m)

Having double glazed window to the rear, radiator to wall. Great views overlooking the rear garden.

Bedroom 3

7' 3" x 6' 11" (2.21m x 2.11m)

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

Family Bathroom

Having a three-piece white bathroom suite with panelled bath with mixer tap over, low level flush WC, wash hand basin, frosted double glazed window to the rear, spotlights, full wall tiling.

Front

Having driveway providing ample off-road parking. Planting and hedging. Access to the Storeroom.

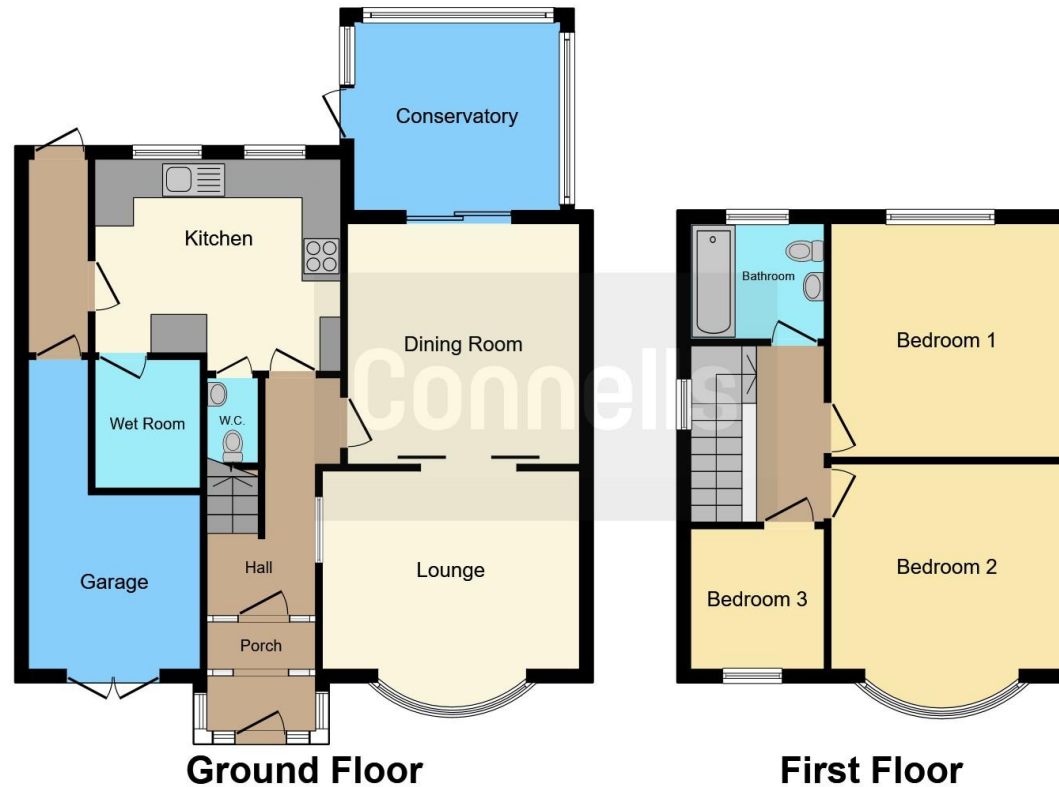
Storeroom

Having double garage style doors opening into the storeroom. With tiled floor and access to the side covered area.









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