



**Connells**

Chester Road  
SUTTON COLDFIELD



# Chester Road SUTTON COLDFIELD B73 5BB

for sale offers over  
**£240,000**



## Property Description

A beautifully presented 3 bedroom terraced property in a fantastic location in Sutton Coldfield. This home lies within fantastic catchment areas to local schools and provides great main road links, as well as being walking distance to local amenities and shopping centres. This brilliant family home boasts 2 generous reception rooms, leading through into a recently re-fitted kitchen area with modern appliances, including a 5 ring gas hob and electric oven. At the rear of the property, features a large well established back garden with ample space for the family. Having 3 great sized bedrooms upstairs really makes this a stand-out property, and the newly re-fitted roof is a great additional benefit. The main family bathroom has recently been re-levelled, with a new floor and modern sanitary wear throughout.

## Entrance Porch

The property is accessed via an entrance porch with a long, narrow floor throughout

## Family Lounge

13' 6" x 11' 7" ( 4.11m x 3.53m )

Rear window overlooking rear garden, radiator to wall, coal feature fireplace.

## Dining Room

10' 2" x 10' 1" ( 3.10m x 3.07m )

Large bay window overlooking the front, radiator to wall.

## Kitchen

11' 11" x 6' 11" ( 3.63m x 2.11m )

Comprising of 5 year old integrated kitchen/boiler with some kitchen appliances including five ring gas hob, electric oven with filter extractor fan over, built-in microwave, built-in dishwasher, space and plumbing for a washing machine. Door leads to rear garden.

## Ground Floor Family Bathroom

Refitted flooring, bath with shower over, low level flush WC with vanity wash hand basin with cupboard under, radiator to wall.

## First Floor Landing

Radiator to wall and three doors that lead to the three bedrooms.

## Bedroom One

11' 4" x 10' 7" ( 3.45m x 3.23m )

Rear facing window overlooking the rear garden, radiator to wall, chimney breast, built-in wardrobe and access to loft.

## Bedroom Two

12' 10" x 10' 3" ( 3.91m x 3.12m )

Two large front facing windows, radiator to wall, fitted wardrobes and chimney breast.

## Bedroom Three

11' 11" x 6' 10" ( 3.63m x 2.08m )

One rear facing window into the recess, space for double bed, radiator to wall, slanted

roof.

## Outside - Rear Garden

Long rear garden at 100 feet long.















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4/6 High Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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