



**Connells**

Kings Road  
SUTTON COLDFIELD



### Property Description

Connells are pleased to present this three bedroom period property in a sought after location close to local amenities within walking distance. The property offers two reception rooms and generous kitchen dining space to the ground floor with three bedrooms and family bathroom and separate WC to the first floor. Uniquely this property also boasts two garage spaces to the rear of the garden accessed via a service road. This home is an ideal investment for someone wanting to put their own stamp on a property and requires some cosmetic updating throughout. The house is being offered with NO UPWARD CHAIN and viewing is highly recommended to appreciate all this home has to offer. Accessed via the front door the property comprises:

### Entrance Porch

With double glazed UPVC door to the front, double glazed windows to the side and door to entrance hall

### Entrance Hall

With wooden single glazed door to the front, radiator, stairs to the first floor and doors to Reception Rooms and Kitchen



### Dining Room

10' 11" x 10' 3" MAX ( 3.33m x 3.12m MAX )  
With radiator, double glazed bay window to the front and electric fire

### Living Room

11' 1" x 10' 6" MAX ( 3.38m x 3.20m MAX )  
With radiator, double glazed bay window to the rear and electric fire

### Kitchen

19' 3" x 7' MAX ( 5.87m x 2.13m MAX )  
Fitted kitchen comprising a range of wall and base units with worktops over, stainless steel sink and drainer, space and plumbing for washing machine, space for freestanding fridge-freezer, radiator, double glazed window to the rear, double glazed door to the garden, under stairs alcove and space for dining table

### First Floor Landing

With stairs from the ground floor, loft access, double glazed window to the side and doors to:

### Bedroom One

11' 1" x 10' 5" PLUS BAY ( 3.38m x 3.17m PLUS BAY )  
With radiator, double glazed window and wall lights

## Bedroom Two

10' 11" x 10' 5" PLUS BAY ( 3.33m x 3.17m PLUS BAY )

With radiator, double glazed window and wall lights

## Bedroom Three

7' 2" x 5' 11" ( 2.18m x 1.80m )

With radiator, double glazed window and wall lights

## Bathroom

Partially tiled suite comprising bath with taps and mains powered shower over wash hand basin, built in cupboard space, two double glazed windows and radiator

## WC

Separate low level WC with frosted double glazed window

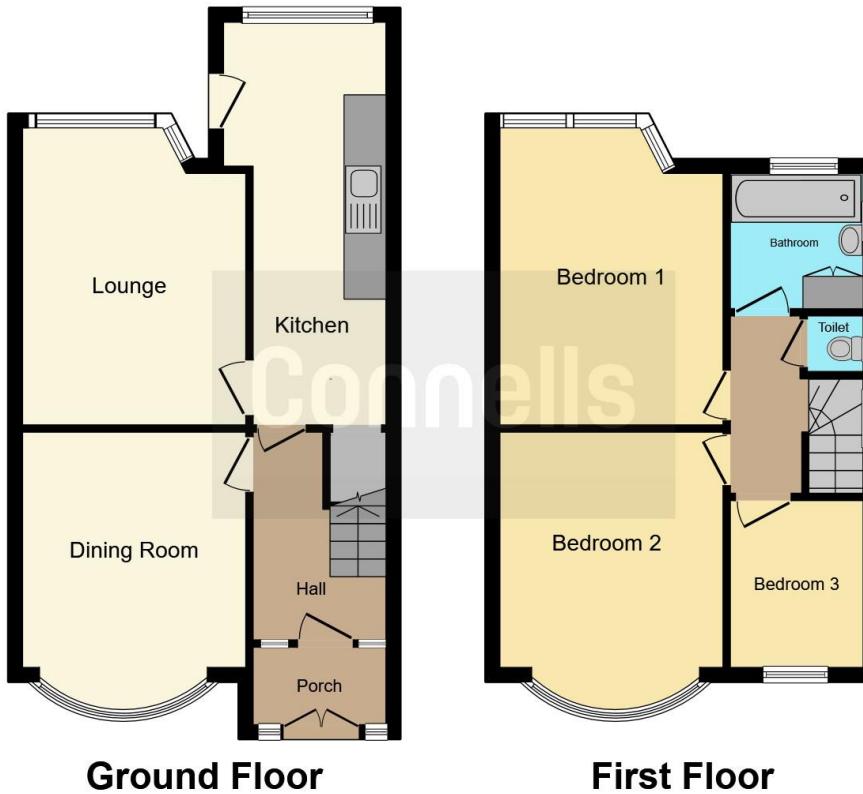
## Outside

To the front is a laid to lawn garden space with pathway to front door. To the rear is a fully enclosed garden with lawn, patio and access to two storage Garages. Garages can be accessed either via a side service road or through the rear garden.









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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO310951](http://connells.co.uk/Property/SCO310951)**



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