



Connells

Chester Gardens
Sutton Coldfield

Chester Gardens Sutton Coldfield B73 5BF

for sale offers in the region of
£500,000



Property Description

****NO CHAIN**** Connells are proud to feature this lovingly presented, 4 bedroom detached property, situated on a Private Road in a quiet cul de sac location. With fantastic main road links to both Birmingham City Centre and Sutton Coldfield Town Centre, as well being within 1.2 miles of local train stations, this property really is in a fantastic location. Being 0.7 miles from Boldmere High Street, this property is a stones throw away from local amenities, including restaurants and high street shops. The property itself offers generously proportioned living facilities, with a great lounge space, separate dining room and open plan kitchen diner, leading into a fantastic conservatory to the rear, with underfloor heating. The ground floor also features a guest WC and a handy utility space, with access to a great double garage with loft space for storage. Upstairs offers 4 good sized bedrooms, with Bedroom 1 having access to its own ensuite. Upstairs also offers ample storage space, with airing cupboard on the landing and built in wardrobes in the bedrooms. To the rear of the property features a well established, south easterly facing garden, with access to the front of the property. **VIEWINGS HIGHLY RECOMMENDED TO SEE IT'S FULL POTENTIAL.**

Entrance Hall

The property is accessed via a wooden front door and then through into a good sized entrance hall, radiator to wall, doors lead to main lounge, kitchen/diner, dining room, guest WC and stairs lead to first floor landing.

Family Lounge

17' 11" x 11' 11" (5.46m x 3.63m)

A dual aspect lounge overlooking both the front driveway and rear garden, two radiators to wall, gas fireplace, bay window to the front, wall lighting to walls and electric blinds on the rear window

Kitchen/Diner

16' 7" x 10' 9" maximum (5.05m x 3.28m maximum)

An integrated kitchen comprising a four ring gas hob, filter hood over, electric double oven, integrated dishwasher, integrated fridge/freezer, integrated microwave, radiator to wall. Door leads to conservatory and utility space.

Conservatory

12' 9" x 9' 5" (3.89m x 2.87m)

Having underfloor heating and patio door leading to the rear garden, with surrounding blinds and ceiling fan/light

Utility Space

6' 7" x 5' 2" (2.01m x 1.57m)

Having integrated sink and cupboards offering excellent storage, space and plumbing for a washing machine, radiator to wall. Door leads to rear garden.

Dining Room

12' 7" x 10' 2" (3.84m x 3.10m)

A front facing dining room overlooking the driveway, radiator to wall.

Guest WC

Having a low level flush WC, hand wash basin and radiator to wall.

First Floor Landing

Being a good sized landing space with airing cupboard, window to the front, loft access via an external ladder. Doors lead to bedrooms 1, 2, 3, and 4.

Bedroom 1

12' 1" x 11' (3.68m x 3.35m)

A rear facing bedroom, having two radiators to wall and built-in wardrobes. Door leads to en-suite.

En-Suite Shower Room

Comprising a shower cubicle, low level flush WC, hand wash basin, radiator to wall and frosted window

Bedroom 2

12' 8" x 10' 4" maximum (3.86m x 3.15m maximum)

A front facing bedroom, radiator to wall and built-in wardrobe

Bedroom 3

11' 5" x 10' 10" maximum (3.48m x 3.30m maximum)

A rear facing bedroom, having radiator to wall and built-in wardrobe

Bedroom 4

10' x 6' 1" maximum (3.05m x 1.85m maximum)

A front facing bedroom, having radiator to wall.

Main Bathroom

Comprising a shower cubicle, low level flush WC, hand wash basin, radiator to wall and frosted window.

Outside

Integrated Garage

17' 4" x 17' 2" maximum (5.28m x 5.23m maximum)

Having central heating boiler, two electronic doors plus pedestrian door to garden.

Rear Garden

Having mostly laid to lawn with a small patio area with various plants and shrubs.









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

To view this property please contact Connells on

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

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311023



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311023 - 0007