



Connells

Chester Road  
Sutton Coldfield





### Property Description

Connells are pleased to present this 3 bedroom semi detached family home with a blend of traditional and modern features throughout. Inside provides ample living space, with good sized lounge overlooking the impressive front driveway, leading through to a separate dining area to the rear. A recently refitted kitchen space with modern appliances overlooking the rear garden, leads through into a handy utility area and access to the garden. Downstairs also features bedroom 4 and separate guest WC, allowing for modern living. Upstairs consists of 3 good sized bedrooms with fitted wardrobe space, main family bathroom and access to an impressive loft space, with potential for future development. Location is another great feature of the property, with easy access to Birmingham City Centre in one direction and quick access to Sutton Coldfield Town Centre the other. Also being 0.8 miles to Sutton Park and 2.5 miles to Good Hope Hospital, as well as being inside catchment areas to local primary and secondary schools.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Porch

PVC front door leads to entrance porchway, Single glazed door leads to the entrance hall.

## Entrance Hall

Radiator to wall, access to a guest WC, access to bedroom 4

access to kitchen, access to lounge, stairs lead to first floor landing

## Guest WC

Comprising a low level flush WC, hand wash basin, towel warmer radiator to wall.

## Bedroom 4/Reception Room 3

9' 9" x 5' 11" ( 2.97m x 1.80m )

A flexible room which could also be used as reception room 3. Having radiator to wall and three small head height windows.

## Lounge

11' 1" x 10' 8" plus the bay ( 3.38m x 3.25m plus the bay )

Having a front facing bay window overlooking the drive, radiator to wall, wall lighting and access into the dining room.

## Dining Room

11' 11" x 10' 3" plus the bay ( 3.63m x 3.12m plus the bay )

Rear facing window overlooking the rear garden, radiator to wall, chimney breast in centre of the room.

## Kitchen

11' 4" x 6' 3" ( 3.45m x 1.91m )

A fully integrated kitchen comprising an integrated dishwasher, four ring gas hob with electric oven and filter hood over and radiator to wall, Access into utility area.

## Utility Area

8' 8" x 5' 11" ( 2.64m x 1.80m )

Having boiler to wall, fitted storage cupboard, single door leads into the rear garden.

## First Floor Landing

Doors give access to bedrooms 1, 2 and 3.

## Bedroom 1

10' 8" x 10' 8" plus the bay ( 3.25m x 3.25m plus the bay )

Having radiator to wall and space for wardrobes.

## Bedroom 2

11' 11" x 9' plus the bay ( 3.63m x 2.74m plus the bay )

Having radiator to wall and space for wardrobes.

## Bedroom 3

8' 6" x 6' 5" plus the bay ( 2.59m x 1.96m plus the bay )

Having radiator to wall.

## Bathroom

Comprising a bath with electric shower over, low level flush, hand wash basin and radiator to wall.

## Outside

## Front

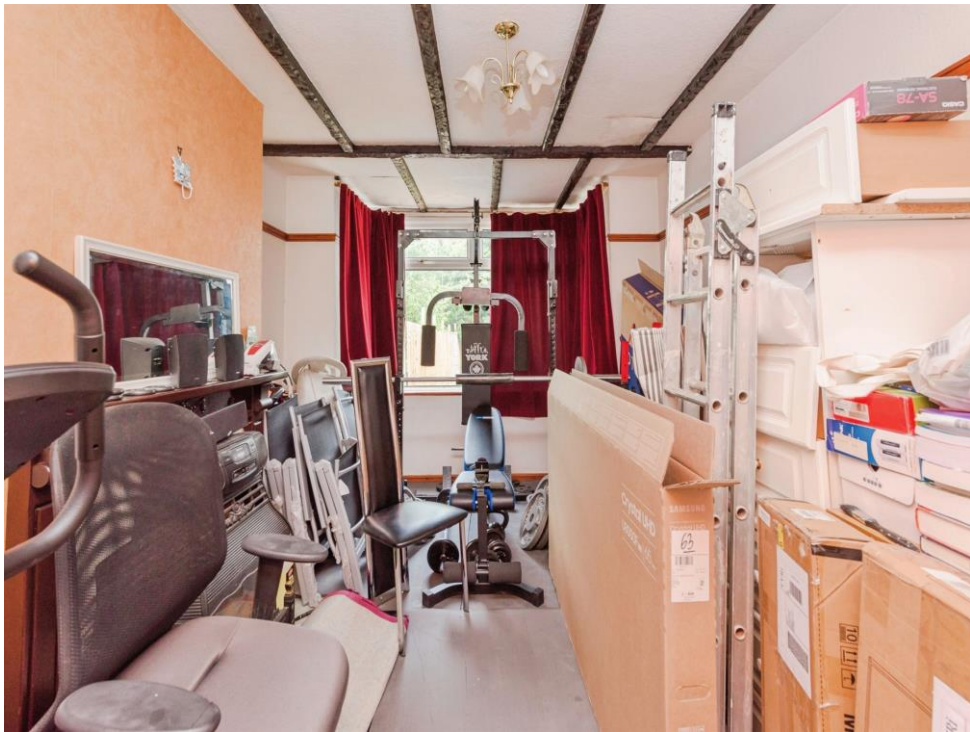
Access the property onto a block paved driveway.

## Rear Garden

Having half patio, half laid to lawn and fencing around perimeter.



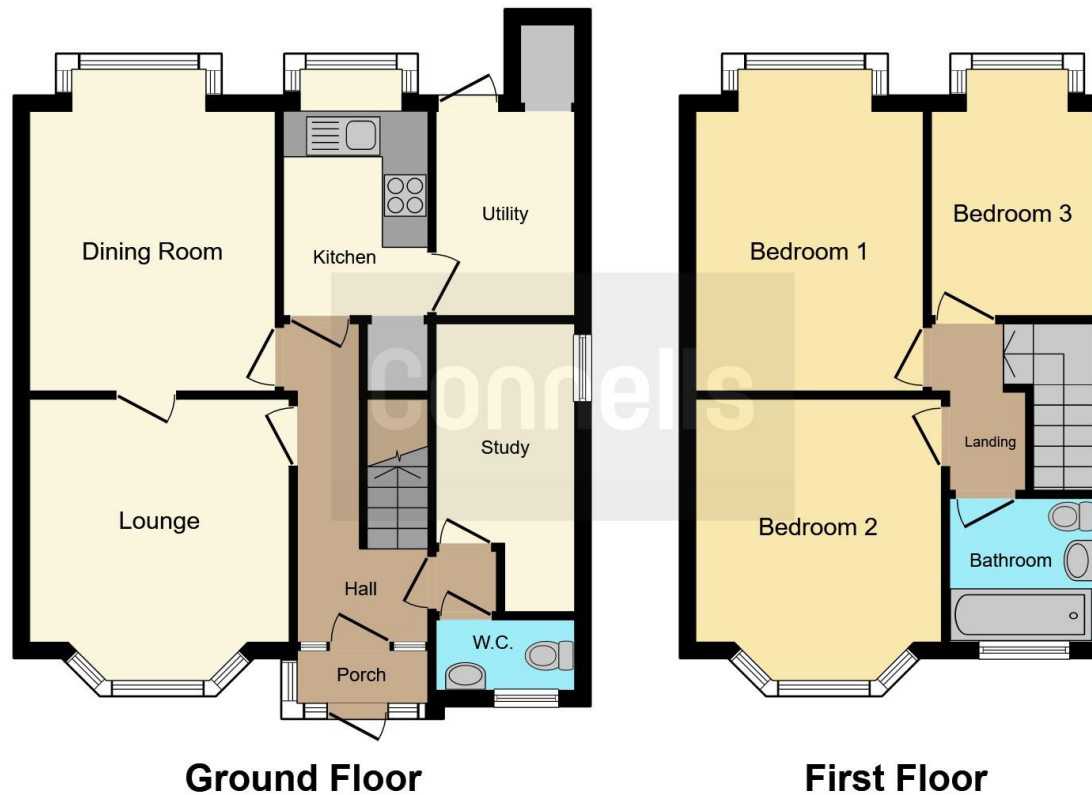












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO310974](http://connells.co.uk/Property/SCO310974)**



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