



**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 diner overlooking the impressive front driveway. An open plan kitchen with modern appliances and plenty of storage space, leads out to another great living space in the conservatory. Downstairs also features a shower room towards the front of the property, adding to the 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.

## Entrance Porch

PVC front door leads to entrance porchway, Large wooden door leads to the entrance hall.

## Entrance Hall

Radiator to wall, access to a ground floor shower room, access to kitchen, access to lounge, stairs lead to first floor landing

## Shower Room

Corner jet shower facility, low level flush WC, hand wash basin and towel warmer radiator

## Lounge

23' 1" plus the recess x 11' 2" plus the recess ( 7.04m plus the recess x 3.40m plus the recess )

## Open Plan Kitchen

19' 6" x 13' ( 5.94m x 3.96m )

A fully integrated kitchen comprising an integrated fridge/freezer, integrated dishwasher, four ring gas hob with electric oven and filter hood over, spotlights to ceiling and radiator to wall, Access into conservatory.

## Conservatory

15' 1" x 10' 4" ( 4.60m x 3.15m )

Having sliding doors that lead into the lounge, French doors lead to the garden and radiator to wall.

## First Floor Landing

Doors give access to bedrooms 1, 2 and 3.

## **Bedroom 1**

10' 9" x 9' 7" plus the bay ( 3.28m x 2.92m plus the bay )

Having radiator to wall, fitted wardrobes and cupboards.

## **Bedroom 2**

11' 11" x 8' 4" ( 3.63m x 2.54m )

Having radiator to wall, fitted wardrobes and cupboards.

## **Bedroom 3**

8' 6" x 6' 6" ( 2.59m x 1.98m )

Having radiator to wall and fitted cupboards.

## **Bathroom**

Fully tiled walls, tiled flooring, low level flush WC, bidet, hand wash basin, Jacuzzi bath, electric shower over and towel warmer radiator to wall.

## **Outside**

### **Front**

Access the property onto a block paved driveway.

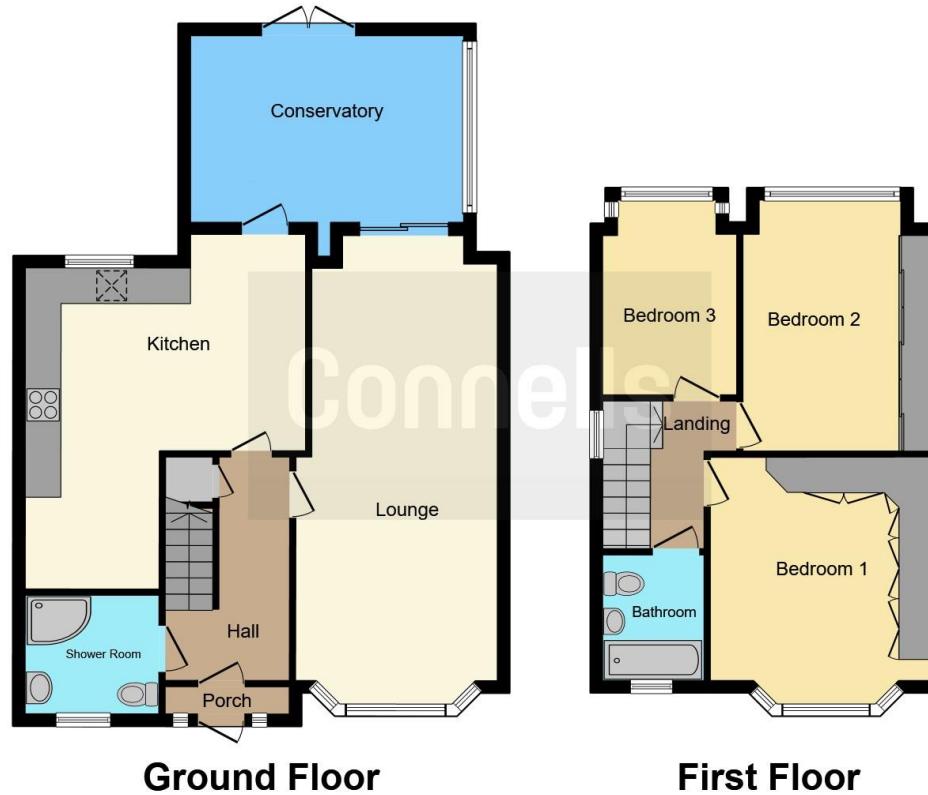
### **Rear Garden**

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









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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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