



**Connells**

New Church Road  
SUTTON COLDFIELD





## Property Description

**\*\*NO CHAIN\*\*** A beautifully presented 3 bedroom detached family home on a sought-after road in Sutton Coldfield, with fantastic living space both up and downstairs and offering lovely landscaped rear gardens. Being just 0.6 miles to Boldmere High Street and a short 0.3 mile walk to Wylde Green Station, this property is superbly located and has a lot to offer with local amenities. Highly desired primary and secondary schools feature locally, as well as popular local sports and health clubs, adding to the ample benefits of this location. Inside the property boasts two great sized reception rooms, both featuring stunning original features, and the main living room opening out onto the beautiful south facing rear garden. With the modern fitted kitchen opening into the spacious utility room, there is lots of potential to create an amazing kitchen/dining space for the family, also with the potential to extend into the garden without losing too much space. A good-sized garage at the front of the property is handy for extra storage space, accessible from both inside and the driveway. Upstairs features 3 good sized bedrooms and a modern fitted family bathroom, with access to a spacious loft via a drop-down ladder. **VIEWINGS HIGHLY RECOMMENDED AT THIS STUNNING FAMILY HOME.**

## Entrance Porchway

The property is accessed via a double glazed front door with double glazed window surround into a porch, a single glazed stained glass surround wooden door into the main hallway.

## Main Hallway

Features a radiator to wall, and access into downstairs guest WC

## Guest WC

Comprises a low level flush WC, wash hand basin and frosted window.

## Dining Room

12' x 11' 11" maximum plus the bay ( 3.66m x 3.63m maximum plus the bay )

Featuring a front facing bay window overlooking the driveway, radiator to wall, picture railing and coving to ceiling and double glazed stained glass windows.

## Family Lounge

14' 6" x 11' 6" maximum plus the bay ( 4.42m x 3.51m maximum plus the bay )

Having a bay window, double glazed French door leading to the rear garden, coal fireplace with granite surround, radiator to wall and wall lighting.

## Kitchen

13' 3" x 6' 5" maximum ( 4.04m x 1.96m maximum )

Comprising integrated cupboard space, four ring gas hob, electric oven and grill and filter hood over, integrated dishwasher, integrated fridge, boiler and radiator to wall. Access into utility room

## Utility Room

9' 9" x 7' 1" plus the recess ( 2.97m x 2.16m plus the recess )

Having double glazed door leading to the rear garden, door leading to garage and space and plumbing for a washing machine, space for tumble drier and space for freezer.

## Garage

15' 7" x 7' 11" ( 4.75m x 2.41m )

Having double barn doors.

## First Floor Landing

Having large double glazed stained glass window letting in plenty of light, loft access via a drop down ladder, access to bedrooms 1, 2, 3 and the family bathroom.

## Bedroom 1

14' 7" x 10' 9" ( 4.45m x 3.28m )

A rear facing bedroom, having radiator to wall, space for free standing wardrobes, large double glazed viewing window overlooking the rear garden.

## Bedroom 2

12' 1" x 10' 1" plus the bay maximum ( 3.68m x 3.07m plus the bay maximum )

A front facing bedroom overlooking the driveway, having double glazed stained glass bay window, radiator to wall and built-in wardrobes

## Bedroom 3

9' 1" x 7' 3" ( 2.77m x 2.21m )

A front facing bedroom overlooking the driveway, having double glazed stained glass bay window and radiator to wall.

## Family Bathroom

Comprising a corner shower cubicle with electric shower over, towel warmer radiator to wall, hand wash basin and built-in cupboard space.

## Separate WC

Comprising low level flush WC and frosted window.

## Outside

## Front

Great sized tarmac driveway with ample off road parking.

## Rear Garden

A beautifully landscaped south facing rear garden, large patio area, fencing around perimeter and wooden shed at the rear.















Total floor area 120.0 m<sup>2</sup> (1,292 sq.ft.) approx  
 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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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