



**Connells**

Upper Holland Road  
Sutton Coldfield



### Property Description

A 3 double bedroom three storey modern end-terraced home. Offered with no chain. Positioned in the heart of Sutton town centre and close to main train & rail transport links. In a fantastic school catchment area for both primary and senior schools. Close to local amenities and shopping. Having double driveway to the front providing off-road parking, entrance hallway with a ground floor guest WC, modern fitted kitchen to the front with built-in appliances and excellent sized family lounge diner to the rear overlooking the garden. On the 1st floor landing there are two excellent sized double bedrooms one of which benefits from having an en-suite shower room and there is a separate family bathroom. The main bedroom suite is located on the 2nd floor and has an excellent sized main bedroom area with built in storage cupboard, walk-in closet and an separate en-suite shower room. There is a good garden to the rear which is private and enclosed and is an excellent sized town centre garden

### Hallway

Door to the front giving access to the hallway. Door to the Kitchen, Lounge Diner and Guest WC.

### Guest Wc

Having wall mounted wash hand basin tiles flashback, frosted double glazed window, floor tiling and extractor fan

### Fitted Kitchen

10' 3" x 7' 11" ( 3.12m x 2.41m )

A modern fitted kitchen with fitted base units with roll edge work surfaces over, matching wall units, double glazed window to the front, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, integrated gas hob with built in cooker hood and extractor fan, integrated double electric oven, space and plumbing for a washing machine, integrated dishwasher, integrated fridge freezer, floor tiling and kick plinth heater.

### Lounge Diner

18' 1" max x 15' 10" max ( 5.51m max x 4.83m max )

Having double windows to the rear, double glazed French doors to the rear garden, two radiators, telephone point, TV aerial point and door to the understairs storage cupboard with a wall light.

### First Floor Landing

Doors to the two bedrooms 2 and 3, family bathroom and stairs lead to the second floor landing.

### Bedroom 2

15' 10" x 12' 3" max ( 4.83m x 3.73m max )

Having 2 double glazed windows to the rear, radiator, TV aerial point and door to the airing cupboard. Door to the en-suite.

### En-Suite Shower Room

Having a shower cubicle with shower facility, wash hand basin, wall mounted heated towel radiator, low level flush WC, shaver point, extractor fan and spotlights

### Bedroom 3

11' 9" x 8' 9" ( 3.58m x 2.67m )

Having double glazed window to the front and radiator to wall

### Family Bathroom

Having paneled bath with mixer tap over, wall mounted wash hand basin, low level flush WC, radiator, part tiling to walls, floor tiling and frosted double glazed window to the front

### Second Floor Landing

Door to the main bedroom suite

### Bedroom 1

19' 6" max x 12' 2" ( 5.94m max x 3.71m )

Having double glazed on the window to the front, radiator, TV aerial point, telephone point, loft access and door to built-in storage cupboard. Door to the en-suite shower room and separate door to the walk-in closet

### Walk In Closet/Dreessing Room

8' 8" x 5' 10" ( 2.64m x 1.78m )

Having skylight window to ceiling, hanging rails, display shelving and sliding mirrored door.

### En-Suite Shower Room

Having double shower cubicle wall mounted wash hand basin, low level flush WC, part tiling towards, floor tiling and wall-mounted heated towel rail radiator and skylight window.

### Front

Having double side-by-side driveway providing off-road parking. Gated access to the rear garden.

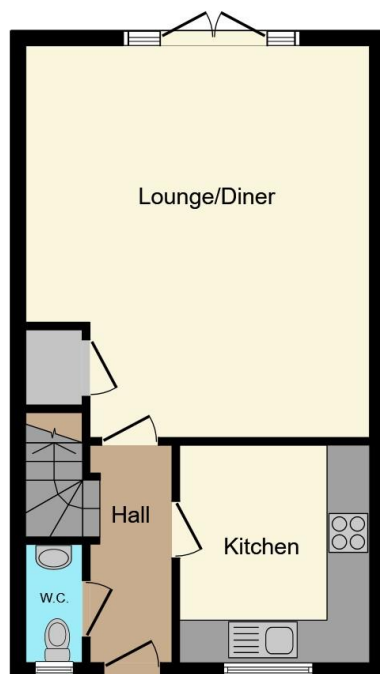
### Rear Garden

Having garden laid to lawn, patio area and fencing to the perimeter. Gated side access to the front.

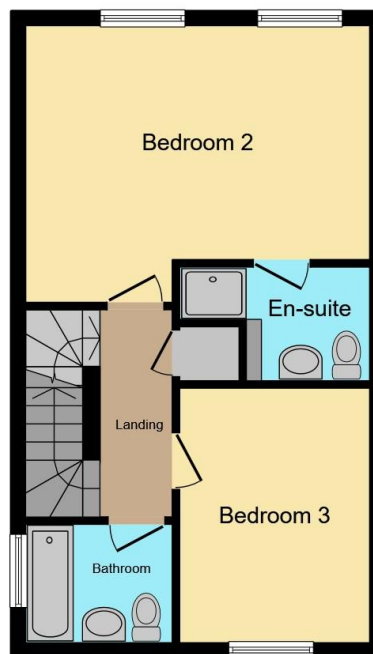




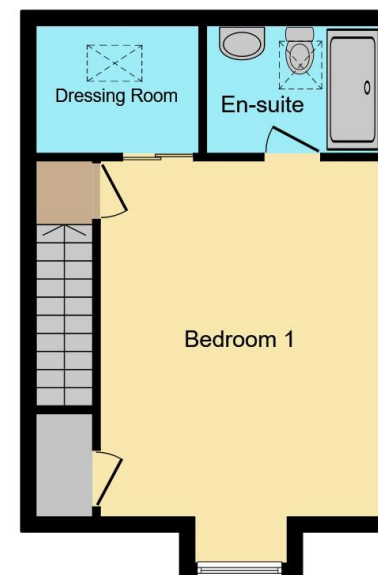




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 118.0 m<sup>2</sup> (1,270 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)

**Connells**

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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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