



**Connells**

Chester Gardens  
SUTTON COLDFIELD



## Property Description

An immaculately presented three bedroom family semi-detached home set in the top of a quiet cul-de-sac location. The property has the benefit of being on a private road and has excellent access to the local amenities of Princess Alice retail park and Chester Road train station. The property is in immaculate order and has the benefit of having a integral garage and driveway in front of the garage with two further parking spaces. There is a outdoor office/home working space in the rear garden that has its own heat pump which can provide heating and air conditioning as necessary. The accommodation comprises an entrance hallway with a guest WC, family lounge, impressive refitted family dining kitchen with built-in appliances and space for a dining table. On the first floor the main bedroom has an en-suite shower room with two further bedrooms and a refitted family bathroom. The property benefits from central heating and double glazing.

## Agent's Note:

Please note that whilst the property is freehold, the integral garage is leasehold at £10.00 p.a

## Entrance Hallway

Having double glazed door giving access into the entrance hallway. Doors give access into the lounge, the guest WC, understairs cupboard and modern refitted kitchen, radiator to wall and stairs to the first floor landing.

## Understairs Cupboard

The property benefits from having a power point providing utility storage.

## Guest WC

Having a low level flush WC, pedestal wash hand basin, tiled splash back, radiator to wall and laminate floor.

## Family Lounge

15' 3" to include the bay x 10' 2" ( 4.65m to include the bay x 3.10m )

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point and coving to ceiling.

## Refitted Dining/Kitchen

16' 5" x 10' plus the door recess ( 5.00m x 3.05m plus the door recess )

Briefly comprising a modern refitted kitchen, having fitted base units with quartz work surfaces over with matching up stand, fitted matching wall units, double glazed window to the rear overlooking the rear garden, sink and grooved drainer with mixer tap over, cupboards under, integrated electric oven, integrated induction hob with cooker hood and extractor fan, integrated washing machine and integrated dishwasher, integrated fridge and integrated freezer, wall mounted central heating boiler concealed behind storage unit, radiator to wall, space for a dining table, spotlights to ceiling, integrated microwave with steamer facility, double glazed sliding patio door leading into the rear

garden.

## First Floor Landing

Having doors off to the three bedrooms and the family bathroom.

### Bedroom 1

13' 7" x 11' ( 4.14m x 3.35m )

Having double glazed window to the front, radiator to wall, two built-in double wardrobes, loft access and door gives access into the en-suite shower room.

### En-Suite Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush WC, shaver point and light facility, extractor fan, spotlights to ceiling, radiator to wall, part tiling to walls and frosted double glazed window to the front.

### Bedroom 2

9' 6" x 10' 3" To the rear of the wardrobes ( 2.90m x 3.12m To the rear of the wardrobes )

Having double glazed window to the rear overlooking the rear garden, radiator to wall and built-in double wardrobe.

### Bedroom 3

10' 4" x 6' 7" ( 3.15m x 2.01m )

Having double glazed window to the rear overlooking the rear garden and radiator to wall.

### Family Bathroom

Having a panelled P shaped bath with digitally controlled shower over bath, low level flush

WC, wall mounted wash hand basin, wall mounted heated towel rail, full tiling to walls, recess cupboard with built-in mirror and frosted double glazed window to the rear.

### Outside Front

Having driveway providing ample off-road parking to three cars and access into the integral garage and gated side access into the rear garden

### Integrated Garage

10' 7" x 8' 6" maximum ( 3.23m x 2.59m maximum )

Having power and lighting and up and over door.

### Rear Garden

Having fencing to the side and rear, gated access to the front of the property, patio area, access to the garden room/office.

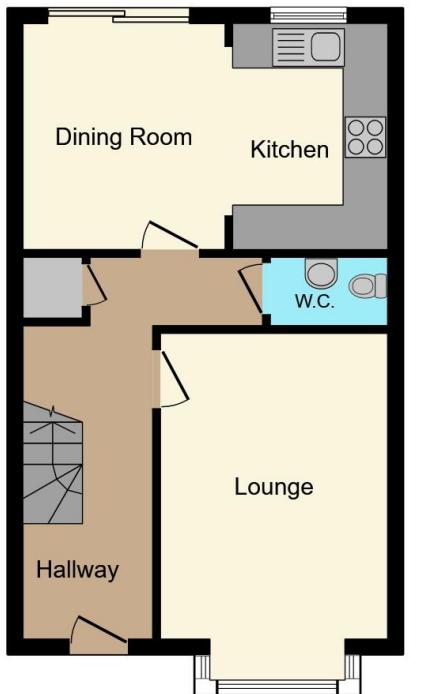
### Garden Room/Office

Being an excellent outdoor working space, having a heat pump that provides heating and air conditioning if required.

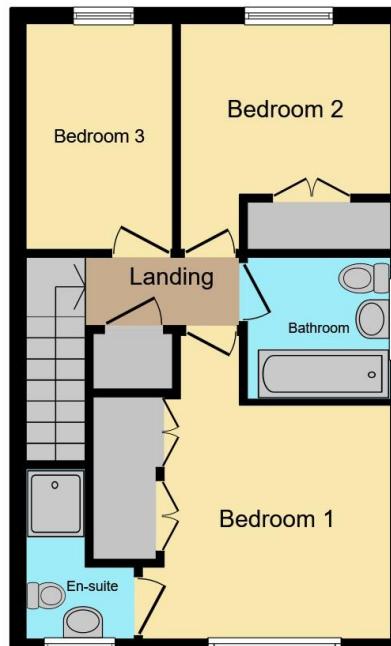








**Ground Floor**



**First Floor**

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**Connells**

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EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold

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