



Connells

Chadwick Road
Sutton Coldfield



Property Description

A lovingly presented 3 bedroom family home in Sutton Coldfield, with incredible wrap around garden space and gated driveway. Situated in a fantastic school catchment area for multiple sought after primary and secondary schools, as well as a short 1.3 mile drive into Sutton Coldfield Town Centre, this property is superbly located and offers a host of local amenities. The property itself features two good sized reception areas downstairs, a kitchen to the rear with fully integrated appliances and ample storage throughout, with multiple built in storage cupboards both upstairs and downstairs. A beautifully landscaped rear garden features a well established lawn and separate patio area, with brick built storage rooms and outside guest WC. The showstopper, however, is at the front of the property, with an incredible wrap around lawn and private driveway with electric gated access. This space offers amazing development potential, subject to planning. Upstairs features three good sized bedrooms and modern family bathroom, with multiple storage cupboards on the landing area. A great sized loft space features above, fully insulated and boarded, again offering the potential for expansion. Viewings highly recommended at this home.

Entrance Porch

The property is accessed via double glazed doors into a porchway, a composite front door gives access into the main hallway.

Entrance Hallway

Having radiator to wall, built-in cupboard offering excellent storage, stairs give access to the first floor landing, doors give access to the kitchen and the family lounge.

Family Lounge

15' x 11' 1" (4.57m x 3.38m)

Featuring a front facing window, an electric fireplace, radiator to wall and access into the dining room.

Dining Room

11' x 10' 5" (3.35m x 3.17m)

Having radiator to wall and double glazed door gives access into the rear garden.

Kitchen

10' 5" x 7' (3.17m x 2.13m)

Comprising integrated cupboards with laminate work surfaces over, gas cooker with filter hood over, gas oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a free standing fridge/freezer, radiator to wall and access into a second hallway leading into the rear garden.

Second Hallway

Having double glazed door to the side, built-in cupboard space giving enough space for a washing machine and fridge freezer and access into the rear garden.

First Floor Landing

Being a good sized landing, two built-in cupboards, doors give access to bedrooms 1, 2, 3 and the family bathroom.

Bedroom 1

10' 11" x 10' 11" (3.33m x 3.33m)

Having a rear facing window overlooking the rear garden and radiator to wall.

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)

Having a front facing window overlooking the driveway, radiator to wall and fitted wardrobes.

Bedroom 3

10' 5" x 7' 6" (3.17m x 2.29m)

Having a rear facing window overlooking the rear garden and radiator to wall.

Family Bathroom

Comprising a shower cubicle, a wash hand basin, low level flush WC, radiator to wall, frosted window and tiled walls with lino flooring.

Outside

Front

Having a wrap-around front garden, and gated driveway with electric gates offering ample off-road parking,

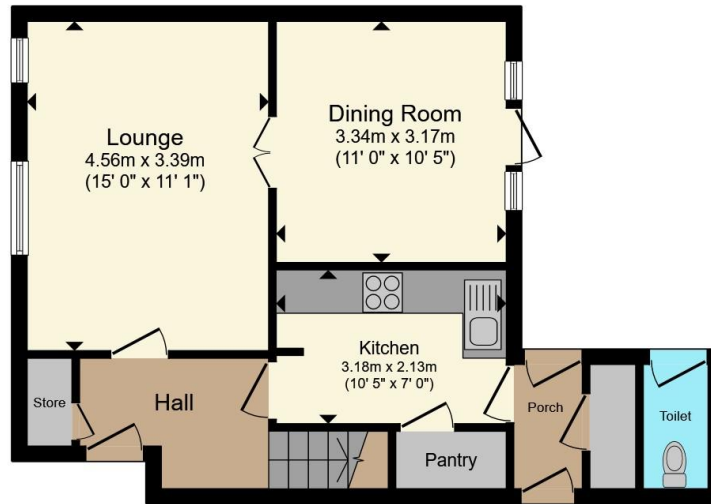
Rear Garden

Being a two tier garden, the top tier being laid to lawn, the lower tier being a patio area, having a brick-built storage shed, and an outside brick-built guest WC.

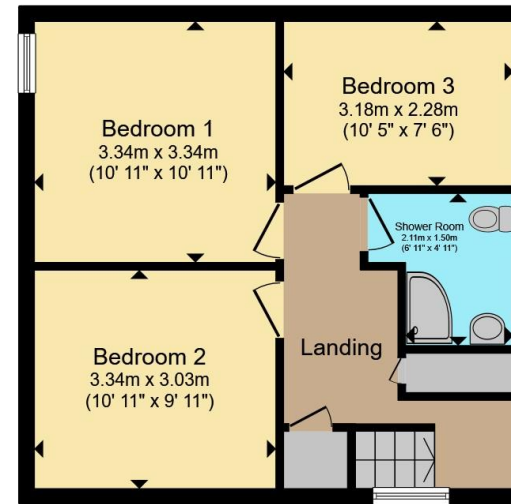








Ground Floor



First Floor

Total floor area 89.4 m² (962 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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