



- Well presented semi detached home
- Driveway providing off road parking
- Bright and spacious
- Ground floor WC
- Spacious open plan kitchen/diner
- Three well proportioned bedrooms
- Modern shower room
- Private rear garden
- Desirable location close to schools, shops, and transport links
- Internal viewing is considered essential



**COLLEGE ROAD, SUTTON COLDFIELD, B73 5DJ - £325,000**

Nestled in a sought after residential location, this well presented three bedroom home combines modern living with characterful touches. Boasting a spacious open plan kitchen/diner, stylish lounge with feature fireplace, and a private rear garden with outbuildings, the property offers both comfort and convenience. With off road parking for two vehicles and easy access to local schools, shops, and transport links, this is an ideal family home or first-time buy in a popular area.

The property is approached via a stone driveway with parking for two vehicles, leading to the main entrance.

**Hall:** A stylish composite front door with decorative obscure glazed panels to both sides opens into the welcoming hallway, complete with laminate flooring, radiator, and access to the principal reception rooms.

**Lounge 10'10" max x 9'09" min:** A light and inviting reception room featuring a PVC double glazed box bay window to the front, allowing natural light to flood the space. A decorative feature fireplace with wood effect inset creates a cosy focal point, complemented by a column radiator and tasteful finishes.

**Guest WC:** A contemporary downstairs cloakroom fitted with a modern white suite, comprising a low flushing WC and hand wash basin set within a sleek vanity unit. Finished with half tiled surrounds, laminate flooring, and an obscure PVC double glazed side window.

**Open Plan Kitchen/Diner 16'07" max x 12'00" min (dining) via 14'03" max x 12'05" min (kitchen):** A superb open plan kitchen and dining area, perfect for family living and entertaining. The dining space enjoys a PVC double glazed bay window to the rear, while the kitchen benefits from a further rear window and a convenient composite side door.

The kitchen is fitted with roll top surfaces, a stainless steel sink and drainer, and a range of matching base and wall units with drawers. Integrated appliances include an oven, hob, and extractor hood, with additional space for a washing machine and under counter fridge. A brick built fireplace with electric coal effect fire adds character, while a column radiator ensures year round comfort.

**Landing:** The first floor landing provides loft access and features a PVC double glazed side window, enhancing natural light throughout the upper floor.

**Bedroom One 12'05" x 11'11" max x 9'11" min:** A generous double bedroom with a PVC double glazed rear window, radiator, and ample space for free standing bedroom furniture.

**Bedroom Two 10'11" x 10'11" max x 9'08" min:** Another spacious bedroom, this time to the front of the property, featuring a PVC double glazed window, radiator, and a built in storage cupboard.

**Bedroom Three 8'07" x 6'09":** A well proportioned third bedroom, ideal as a single room, nursery, or home office, complete with PVC double glazed rear window and radiator.

**Shower Room:** A beautifully appointed shower room with a modern white suite, comprising an enclosed corner shower, low flush WC, and a hand wash basin set within a vanity unit. Finished with a chrome effect ladder radiator, laminate flooring, and an obscure PVC double glazed front window.

**Garden:** The rear garden offers excellent outdoor space, featuring a paved patio area, a well maintained lawn, and fencing to all boundaries, ensuring privacy. Two outbuildings provide additional storage, making the garden both practical and enjoyable for family life and entertaining.



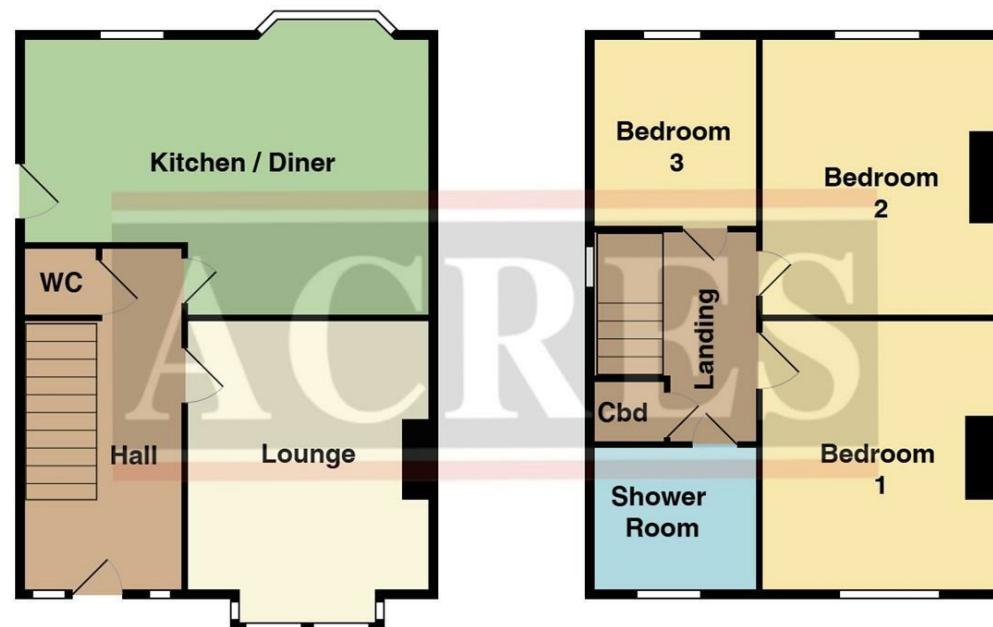
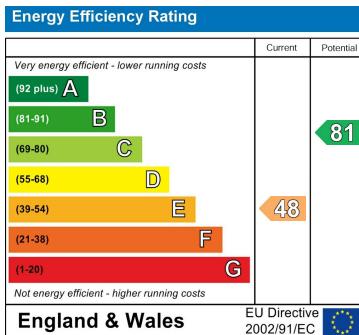
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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