



**Connells**

Tamworth Road  
Sutton Coldfield



### Property Description

A well presented and characterful three double bedroom Victorian semi-detached home located in a great school catchment area and close to Royal Sutton Park, train station and local amenities. Good access to local primary and senior schools. There is an entrance porch giving access into a reception hall with feature oak flooring, an excellent sized lounge through dining room with lounge area to the front with feature fireplace and dining area to the rear with bi-fold doors onto the garden. There is a modern fitted kitchen with breakfast bar area, a utility room with guest WC and a outer porch. On the first floor landing there are three double bedrooms and a refitted family bathroom. There is also an occasional loft space with skylight window providing excellent storage space. To the front there is a driveway for two cars and access to a garage. To the rear there is a good sized rear garden with patio area, garden to lawn and the potential for future expansion (subject to planning).

### Entrance Porch

Having door giving access into the entrance porch with tiled step and internal single glazed door giving access into the reception hall.

### Reception Hall

Having feature Minton tiled floor, stained glass leaded light window and stained glass leaded light to the door, stairs lead to the first floor landing, decorative picture railing, cupboard to wall housing the electricity meter, doors give access into the lounge through dining room and fitted kitchen.

### Lounge Through Dining Room

#### Lounge Area

12' 6" plus the bay x 11' 11" maximum to include the recess ( 3.81m plus the bay x 3.63m maximum to include the recess )

Having double glazed walk-in bay window to the front, feature wooden fire surround, granite hearth, open fire facility and being a feature fireplace, radiator to wall, TV aerial point, decorative picture railing, oak flooring and open access to the dining area.

#### Dining Area

12' maximum x 10' 2" plus the door recess ( 3.66m maximum x 3.10m plus the door recess )

Having double glazed bi-folds leading onto the garden, radiator to wall, decorative picture railing, oak flooring and decorative ceiling rose.

#### Modern Fitted Kitchen

19' x 7' ( 5.79m x 2.13m )

Briefly comprising a modern fitted kitchen having fitted base units with woodwork surfaces over, fitted matching wall units, double glazed window to the side overlooking the rear garden, Belfast sink and drainer unit with mixer tap over, splash back tiling, space for a fridge/freezer, space for dual fuel cooker, radiator to wall, spotlights to ceiling, door to understairs pantry area, tiled flooring, breakfast bar area and single glazed door to outer porch and access to the utility room and guest WC.

## Utility Room & Guest WC

6' 7" x 6' 7" ( 2.01m x 2.01m )

Having space and plumbing for a washing machine, floor tiling, wood block work surface, floor mounted slimline boiler, low level flush WC and double glazed window to the rear.

## Outer Porch

Having double glazed picture window to the side, single glazed door to the utility room and double glazed sliding door giving access into the rear garden.

## First Floor Landing

Having doors off to the three bedrooms with staircase leading up to the loft space.

## Bedroom 1

12' 9" x 9' 11" maximum ( 3.89m x 3.02m maximum )

Having single glazed window to the front, two double glazed windows to the side, double glazed window to the front and decorative picture railing.

## Bedroom 2

11' 1" x 11' ( 3.38m x 3.35m )

Having double glazed window to the rear overlooking the rear garden, wooden flooring and decorative picture railing, door off to airing cupboard housing the hot water tank and having shelving and storage.

## Bedroom 3

10' 4" x 9' 2" ( 3.15m x 2.79m )

Having double glazed window to the front, laminate floor and decorative picture railing.

## Family Bathroom

Having P shaped panelled bath with tap over, low level flush WC, wash hand basin, double glazed frosted window to the rear, spotlights to ceiling, part wall tiling and floor tiling.

## Loft Space

The property benefits from having a staircase leading up to the loft room, having skylight window to the rear, this is a flexible storage space, has access to the eves providing excellent storage.

## Outside

### Front

Having driveway providing off-road parking for 2 cars, hedge to the front and access to the garage.

## Garage

16' 1" x 8' 8" minimum ( 4.90m x 2.64m minimum )

Having power and lighting, up and over doors, double glazed window to the rear, gas meter to wall and pedestrian door gives access into the rear garden.

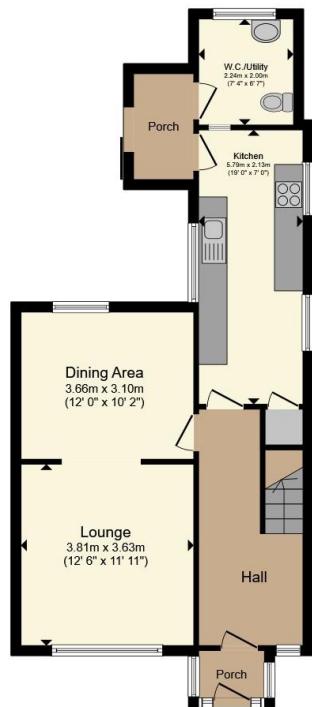
## Rear Garden

Being an excellent sized rear garden with hedge to the side and the rear, various plants, shrubs and trees, garden laid to lawn, large patio area, being a private and enclosed rear garden and providing excellent scope for further expansion.





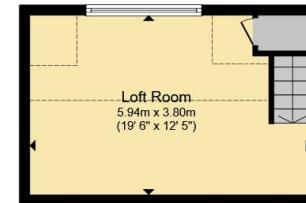




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 123.9 m<sup>2</sup> (1,333 sq.ft.) approx

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**Connells**

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EPC Rating: F    Council Tax  
 Band: D

Tenure: Freehold

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