



**Connells**

Elms Road  
Sutton Coldfield



## Property Description

A well presented and good sized 3 bedroom traditional style semi-detached home located in an excellent school catchment area for both primary and senior schools. OFFERED WITH NO CHAIN. Having an entrance hallway, a good sized family lounge with feature fireplace, excellent sized open plan kitchen/diner with French doors opening into an excellent sized conservatory, Three first floor bedrooms and a refitted family bathroom. There is off-road parking to the front and an excellent sized rear garden with mature plants and shrubs.

## Entrance Hall

Having door giving access into the entrance hall, laminate flooring, stairs to the first floor landing, decorative picture railing, doors give access into the lounge and the open plan dining/kitchen, door gives access to understairs storage cupboard providing excellent storage.

## Family Lounge

14' 11" to include the bay x 11' 6" maximum ( 4.55m to include the bay x 3.51m maximum )

Having double glazed walk-in bay window to the front, radiator to wall, feature fireplace with cast iron inset having hearth and TV aerial point,

## Open Plan Dining/Kitchen

17' 6" plus the door recess x 12' 8" maximum ( 5.33m plus the door recess x 3.86m maximum )

A refitted kitchen, having fitted base units with wood block work surfaces over, double glazed window to the rear overlooking the conservatory and rear garden, Belfast sink with mixer tap over, decorative splash back tiling, built-in cooker hood and extractor fan over, space and plumbing for a washing machine, space and plumbing for dishwasher, space for a fridge/freezer, gas cooker point, feature fireplace, spotlights to ceiling, Dining/sitting area having space for a dining table and chairs, radiator to wall and double glazed French doors lead to the conservatory.

## Conservatory

15' 9" to include the windows x 14' 1" to include the door recess ( 4.80m to include the windows x 4.29m to include the door recess )

Being a UPVC double glazed conservatory, light facility, double glazed French doors lead to the rear garden, laminate flooring and power.

## First Floor Landing

Having frosted double glazed window to the side, loft access, door off to the three bedrooms and the family bathroom.

## Bedroom 1

15' to include the bay x 10' 7" to include the recess ( 4.57m to include the bay x 3.23m to include the recess )

Having double glazed walk-in bay window to the front, radiator to wall, loft access with fold down ladder, feature cast iron fireplace and decorative picture railing.

## Loft

The vendor advises that the loft has a roof window and fully boarded with plaster boarding to walls.

## Bedroom 2

12' 7" x 10' 7" maximum ( 3.84m x 3.23m maximum )

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

## Bedroom 3

8' 4" x 7' 9" ( 2.54m x 2.36m )

Having double glazed window to the front, radiator to wall, dado railing and spotlights to ceiling.

## Family Bathroom

Briefly comprising a modern refitted family bathroom suite having panelled bath with mixer tap over and rainfall and hand-held shower over, wash hand basin, low level flush WC, frosted double glazed window to the side, splashback tiling and radiator to wall.

## Outside

### Front

Having driveway offering ample off-road parking and access to the rear of the property.

### Rear Garden

Being an excellent sized rear garden with garden laid to lawn, patio area, various mature plants and shrubs, fencing to the side and space for a shed, gated access to the front and hedge to the rear.

### Garage

A single garage is located behind the garden. Unmeasured.









Total floor area 99.5 m<sup>2</sup> (1,071 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)



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**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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