



**Connells**

Sutton Oak Road  
Sutton Coldfield



## Property Description

A stunning 3 bedroom semi detached property on a sought after road in Streetly, turn-key ready and offering fantastic modern living. Situated just a stone's throw from Sutton Park and within a mile of popular primary and secondary schools, this property really does offer a lot for families. A plethora of local amenities are on offer, with popular bars and restaurants, cafes, main supermarkets and being just 3 miles from Sutton Town Centre, multiple high street shops are also close by. The property itself features a stunning open plan living and dining room with large bay windows to the front and French doors to the rear, opening out into the garden. A good sized kitchen space with modern fitted appliances, leads through into a handy utility room and then again into the garage space. Upstairs has three good sized bedrooms offering plenty of wardrobe space, as well as access to a good sized loft via a drop down ladder. A modern family bathroom with separate bath and shower cubicle is offered, in addition to the downstairs guest WC. Viewings highly recommended at this beautiful family home.

## Entrance Porch

The property is accessed via a double glazed front door into a porchway and through a second composite door into a hallway

## Entrance Hallway

Having radiator to wall and ground floor guest WC

## Guest WC

Consisting of a low level flush WC, wash hand basin and frosted window.

## Open Plan Family Lounge

13' 9" x 10' ( 4.19m x 3.05m )

Having radiator to wall, French double glazed doors lead to the rear garden and gas fireplace

## Open Plan Dining Room

10' 10" x 10' 7" plus the bay ( 3.30m x 3.23m plus the bay )

Having bay window to the front, radiator to wall and space for dining table and chairs

## Kitchen

14' 3" x 9' 1" ( 4.34m x 2.77m )

Briefly comprising integrated kitchen cupboards and appliances, gas hob, electric oven with filter hood over, space for a fridge/freezer, space and plumbing for a dishwasher, radiator to wall, two windows, double glazed door to the rear garden and door leading through to utility space.

## Utility Space

Having space and plumbing for a washing machine and space for a tumble drier, window and door leads into the garage.

## Garage

Unmeasured.

## First Floor Landing

Having doors giving access to bedrooms 1, 2, 3 and the family bathroom, plus loft access

## Bedroom 1

13' 1" x 10' 1" ( 3.99m x 3.07m )

Having radiator to wall, fitted wardrobe space and rear facing window overlooking the rear garden.

## Bedroom 2

10' 4" x 10' 11" plus the bay ( 3.15m x 3.33m plus the bay )

Having front facing bay window overlooking the driveway, radiator to wall and fitted wardrobe space either side of chimney breast

## Bedroom 3

7' 11" x 6' 3" ( 2.41m x 1.91m )

Having radiator to wall, fitted wardrobe space and front facing window.

## Family Bathroom

Comprising bath with separate shower cubicle, low level flush WC, wash hand basin and rear facing window.

## Outside

### Front

Having a block paved driveway with ample space for off-road parking.

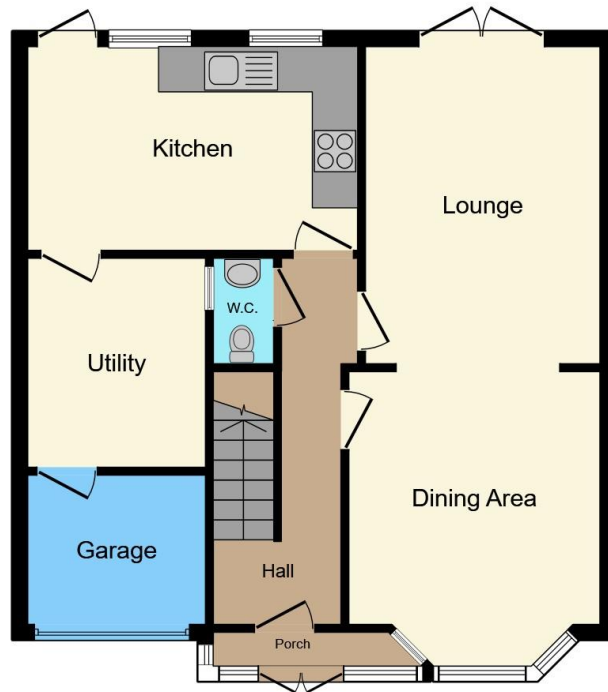
### Rear Garden

Being mostly laid to lawn with a patio area, wooden bar area for entertaining and fencing around perimeter.

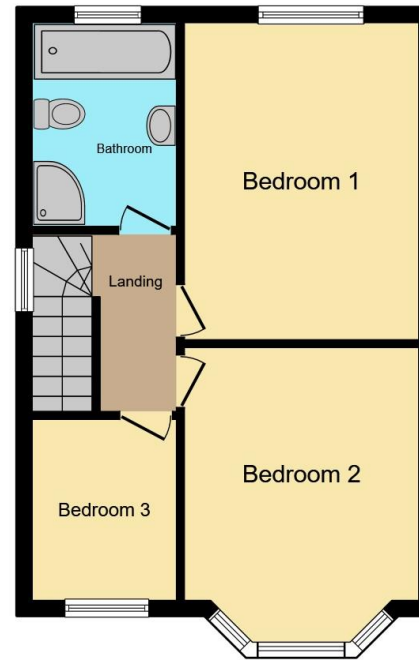








**Ground Floor**



**First Floor**

Total floor area 100.4 m<sup>2</sup> (1,081 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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