



**Connells**

Elizabeth Road  
Sutton Coldfield



## Property Description

Connells are proud to present this immaculate 3 bedroom family home, with stunning open plan features throughout and offering modern family living. Situated less than 2 miles from Sutton Coldfield Town Centre and having Princess Alice Retail Park on the doorstep, this property is superbly located and offers a host of local amenities within a stones throw, as well as having Sutton Park on its doorstep. The house itself features an incredible open plan downstairs living space, with spacious living room, dining room, conservatory and kitchen, with access to a handy utility space and ample storage throughout. To the front of the property, you'll find a separate office room ideal for those who need privacy when working from home. Upstairs features 3 good sized bedrooms with an en-suite to the main, as well as modern family bathroom to the rear. Previously, the owners obtained planning permission to develop into the loft space, so a handy staircase has been created leading directly up into the loft room. To the front of the property features a good sized driveway and front lawn space, whilst to the rear sits a well established rear garden with separate paved and grassed area.

## Entrance Porch

Having a PVC front door into a porchway, having fully tiled flooring and double glazed wooden leads onto the ground floor of the property

## Open Plan Lounge/Kitchen/Diner

### Lounge

22' 6" x 15' 2" maximum plus the bay window ( 6.86m x 4.62m maximum plus the bay window )

Having a front facing bay window overlooking the driveway, two radiators to wall, spotlights to ceiling, access to the dining room, access to the kitchen and access to reception room 3 currently being used as an office

### Dining Room

10' 9" x 7' 5" maximum ( 3.28m x 2.26m maximum )

Having a double glazed door leading to the conservatory, a radiator to wall and spotlights to ceiling.

### Kitchen

18' 1" x 9' 2" maximum ( 5.51m x 2.79m maximum )

An integrated kitchen with integrated appliances, having space for a fridge/freezer, space and plumbing for a washing machine, ample integrated storage cupboards, integrated five ring gas hob, gas oven with filter hood over, stainless steel sink and drainer unit with wooden work surfaces over, double glazed door leads to the rear garden and access into the utility room.

### Utility Room

7' 8" x 4' 11" ( 2.34m x 1.50m )

Having a built-in sink with work surfaces over, towel warmer radiator to wall and space and plumbing for a low level flush WC.

## Conservatory

15' 2" x 8' 10" ( 4.62m x 2.69m )

Having tiled flooring, radiator to wall and double glazed French doors lead to the rear garden.

## Reception Room 3/Office

12' 2" x 7' 8" ( 3.71m x 2.34m )

This room is currently being used as an office space, having a front facing window overlooking the driveway, radiator to wall and spotlights to ceiling.

## First Floor Landing

Having front facing window, overlooking the driveway, radiator to wall and stairs leading to loft space.

## Bedroom 1

13' x 9' 3" maximum plus the bay window (3.96m x 2.82m maximum plus the bay window )

Having rear facing bay window overlooking the rear garden, radiator to wall, space for free standing wardrobes and access to the en-suite shower room.

## En-Suite Shower Room

Featuring a walk-in shower cubicle with rainfall shower over, low level flush WC, wash hand basin, frosted windows and towel warmer radiator to wall.

## Bedroom 2

12' 11" x 9' 3" ( 3.94m x 2.82m )

Having front facing bay window overlooking the driveway, radiator to wall and space for free standing wardrobes.

## Bedroom 3

11' 3" x 7' 8" ( 3.43m x 2.34m )

Having front facing window overlooking the driveway, radiator to wall and space for free standing wardrobes.

## Family Bathroom

Comprising a Jacuzzi bath with rainfall shower over, low level flush WC, vanity wash hand basin with cupboard under, fully tiled flooring and walls, frosted window and towel warmer radiator to wall.

## Loft Space

Un-measured. A fully boarded and insulated loft space. The vendor advises that previously there was planning permission to convert this space.

## Outside Front

The property is accessed via a block paved front driveway

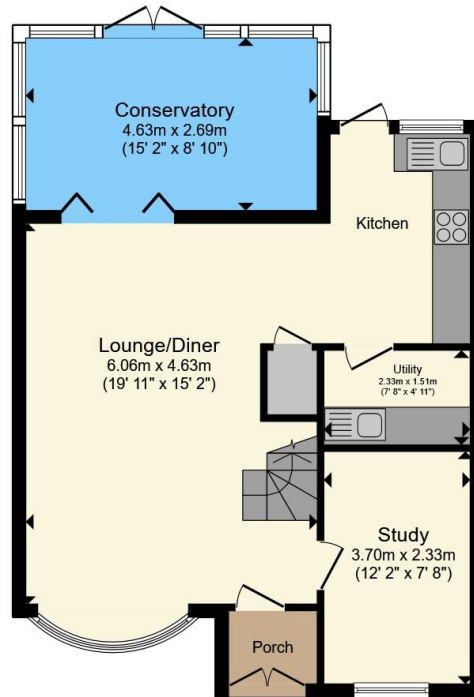
## Rear Garden

Being a well established rear garden, having garden laid to lawn with patio area.

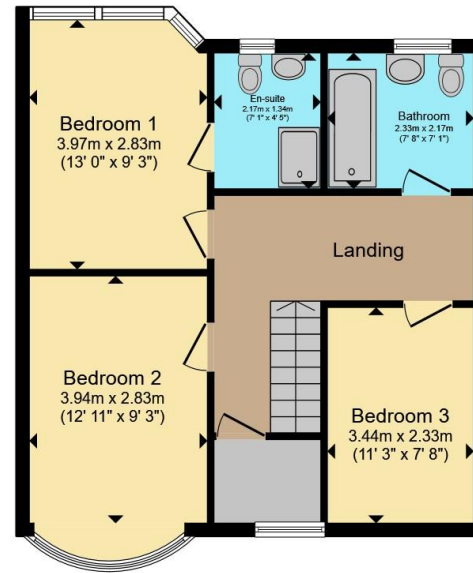








**Ground Floor**



**First Floor**

Total floor area 121.1 m<sup>2</sup> (1,303 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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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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Property Ref: SCO311422 - 0004