



Connells

Halton Road  
Sutton Coldfield



## Property Description

Connells are pleased to present this spacious family home in a sought after location of Sutton Coldfield within walking distance to Sutton Park and local amenities. Boasting 3 double bedrooms, refitted sizeable kitchen-diner with separate Dining Room, Living Room, Utility and guest WC to the ground floor. The property features three double bedrooms to the first floor with family bathroom. The home also offers generous rear garden and driveway with garage to the front. With beautiful bay windows, high ceilings, coving and picture rails the property exudes character and space and is offered with NO UPWARD CHAIN. Viewing is highly recommended to appreciate all this house has to offer. Accessed via the front door the property comprises:

### Entrance Porch

With main door to the front, door to the Entrance Hallway and double glazed windows to front and side

### Entrance Hall

With main door to the front, radiator, stairs to the first floor and doors to:

### Living Room

11' 11" PLUS BAY x 10' 11" ( 3.63m PLUS BAY x 3.33m )

With fireplace, radiator and double glazed bay window to the front

### Dining Room

14' 11" MAX x 10' 11" MAX ( 4.55m MAX x 3.33m MAX )

With feature chimney breast, radiator and double glazed french doors to the garden

### Kitchen

18' 2" MAX x 13' 8" MAX ( 5.54m MAX x 4.17m MAX )

Fully fitted modern kitchen comprising wall and base units with wooden worktops over, freestanding dishwasher, electric oven, 5 ring gas hob with cooker-hood over, ceramic sink and drainer with chrome spray feature tap, radiator and double glazed french doors to the garden

### Utility Room

6' 2" x 5' 4" ( 1.88m x 1.63m )

With base units with wooden worktops over, stainless steel 1 and 1/2 bowl sink and drainer, space and plumbing for washing machine, radiator and double glazed window to the side

### Guest Shower Room

Ground floor guest facilities with double shower cubicle, low level WC and partial tiling

### First Floor Landing

With stairs from ground floor, double glazed window, loft access and doors to:

## Bedroom One

12' 6" PLUS BAY x 10' 10" ( 3.81m PLUS BAY x 3.30m )

With radiator and double glazed window to the front

## Bedroom Two

11' 11" PLUS BAY x 10' 10" ( 3.63m PLUS BAY x 3.30m )

With radiator and double glazed window to the rear

## Bedroom Three

12' MAX x 10' 7" ( 3.66m MAX x 3.23m )

With radiator and double glazed window

## Bathroom

Partially tiled suite comprising bath with two taps and mains powered shower over, wash hand basin, low level WC, wall mounted mirror, radiator and double glazed windows to the rear and side

## Garage

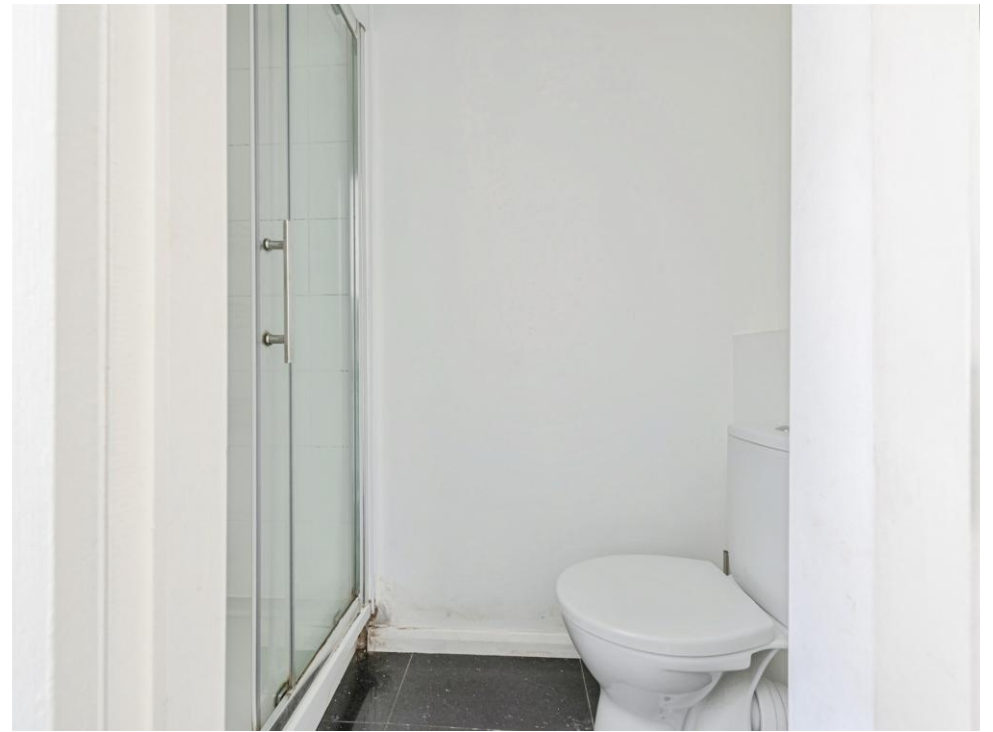
With double doors to the front and features electrical power and lighting

## Outside

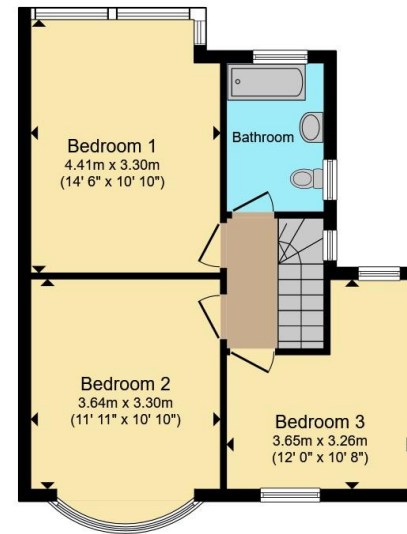
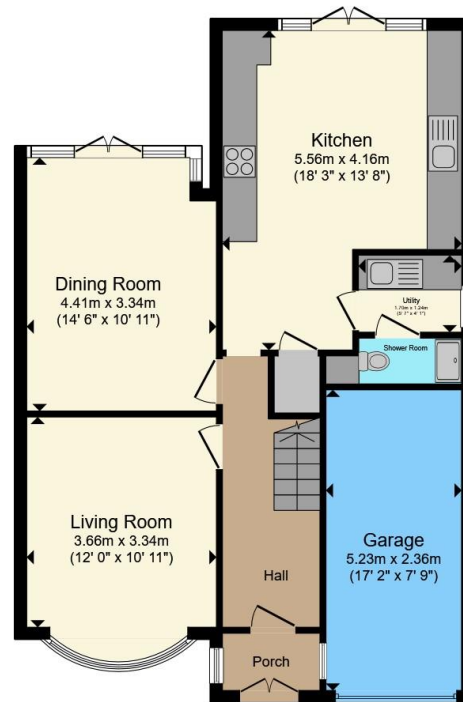
To the front is a gravelled driveway providing off-road parking for several vehicles. There is a side gate providing access to the rear garden.

To the rear is a fully enclosed garden with patio area, laid to lawn, fenced borders and outside tap.









**Ground Floor**

**First Floor**

Total floor area 123.0 m<sup>2</sup> (1,324 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



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO311348](https://www.connells.co.uk/Property/SCO311348)**



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