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Hundred Acre Road | Sutton Coldfield | B74 2BP

£800,000

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Summary

*** OUTSTANDING OPPORTUNITY *** LARGE PRIVATE CORNER PLOT *** VASTLY EXTENDED AND IMPROVED *** SIX LARGE DOUBLE BEDROOMS IN MAIN RESIDENCE *** TWO BED SELF CONTAINED ANNEX *** HEATED SWIMMING POOL *** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES ***
Webbs Estate Agents are proud to bring to the market this highly impressive, rare and extended SIX bedroom detached family home in Streetly complete with an attached two bedroom ANNEX! This wonderfully spacious home oozes comfort and character and features a HEATED SWIMMING POOL as well. Situated at the heart of the popular Hundred Acre Estate in Streetly, Sutton Coldfield the property is well positioned on a corner plot close to local shops, amenities and transport links. The family home comprises to the ground floor an entrance hallway, fully fitted modern kitchen, two spacious living rooms with dining areas, a downstairs shower room, utility room and a garage. To the first floor lies the master bedroom with an en-suite bathroom and bedrooms four, five and six with a WC. On the second floor are bedrooms two and three. The Annex comprises of an open plan living room/kitchen with downstairs shower room and two bedrooms upstairs. This is ideal for an investment for extra income or to re-open into the main house. It could also be used for large families that want their own space for home office space or great kids hideaway !!!! This presents a rare opportunity to acquire such a property and viewing comes highly recommended. To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800.

Key Features

- STUNNING SIX BEDROOM DETACHED RESIDENCE
- SELF CONTAINED TWO BEDROOM ANNEX
- MODERN KITCHENS
- WELL MAINTAINED GARDENS TO FRONT AND SIDE
- EASY ACCESS TO HIGHLY RATED SCHOOLS, SHOPS AND AMENITIES
- LARGE PRIVATE CORNER PLOT IN HIGHLY DESIRABLE LOCATION
- TWO LARGE RECEPTION ROOMS, SHOWER ROOMS, EN SUITE AND WC
- HEATED SWIMMING POOL
- GATED DRIVEWAY AND LARGE GARAGE TO REAR
- DESIRABLE STREETLY LOCATION

Rooms and Dimensions

MAIN RESIDENCE

Entrance hall

Living room

23'3" x 12'4" (7.11m x 3.78m)

Family sitting/dining room

30'10" x 14'6" (9.42m x 4.43m)

Kitchen

23'7" x 11'11" (7.19m x 3.64m)

First floor landing

WC

Bedroom one

16'9" x 14'5" (5.11m x 4.41m)

En suite

13'5" x 7'10" (4.10m x 2.41m)

Bedroom four

14'5" x 13'1" (4.41m x 4.00m)

Bedroom Five

12'0" x 10'7" (3.66m x 3.24m)

Bedroom Six

13'5" x 8'9" (4.10m x 2.68m)

Second floor landing

Bedroom two

15'7" x 13'1" (4.76m x 3.99m)

Bedroom three

13'5" x 13'1" (4.11m x 3.99m)

ANNEX

Kitchen one

19'8" x 8'7" (6.00m x 2.64m)

Kitchen two and store

12'11" x 6'7" (3.96m x 2.03m)

Garage

19'8" x 9'10" (6.00m x 3.00m)

ANNEX GROUND FLOOR

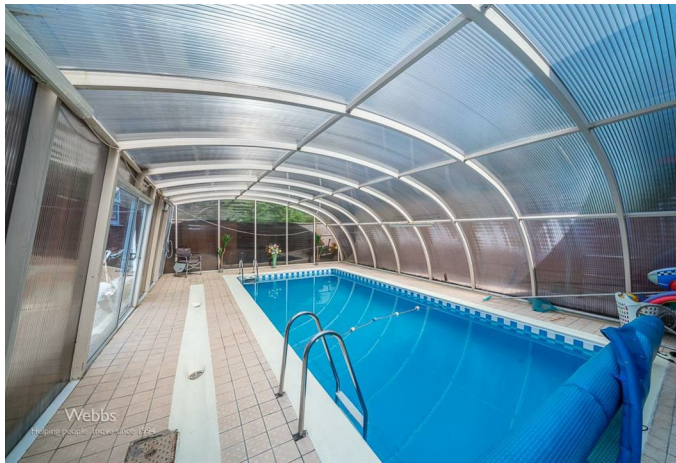
Open plan living room kitchen

16'6" x 14'11" (5.04m x 4.56m)

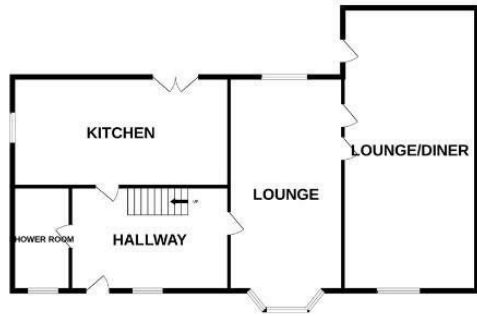
Shower room

6'11" x 5'11" (2.11m x 1.81m)

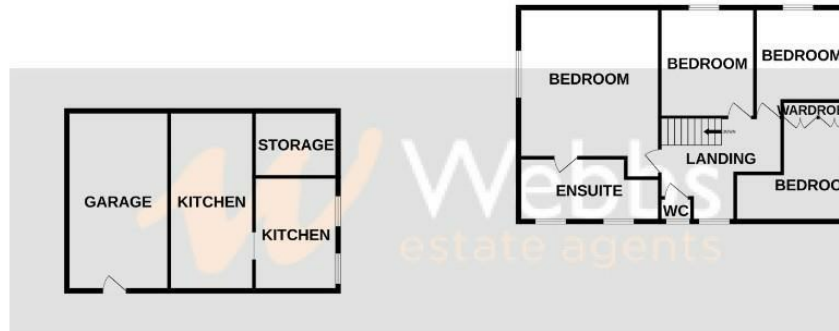




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Energy Efficiency: 73 Environmental Impact: 79	79	Environmental Impact: 79 Energy Efficiency: 73	73
EU Directive 2002/91/EC		EU Directive 2002/91/EC	