

# ACRES

Lettings Office: 28 Beeches Walk, Sutton Coldfield, B73 6HN  
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@ [www.acres.co.uk](http://www.acres.co.uk)

- Detached property
- 4 good -sized bedrooms
- Spacious extended lounge
- Study/playroom
- Fitted kitchen with integrated appliances and double French doors
- Utility room
- Master ensuite with bath, separate shower and contemporary fittings
- Generous rear garden with paved patio, lawn, and tree-lined aspect



***BARNARD ROAD, , B75 6AP - £2,200 (FROM) PCM***

Acres Residential Lettings are thrilled to bring to market this spacious Family Home to Rent in Highly Sought-After Location

This substantially improved and extended family home is available to rent on Barnard Road, conveniently located near Good Hope Hospital, local shops and well-regarded schools. Sutton Coldfield town centre and its excellent amenities are also within easy reach, along with public transport links. Offering gas central heating and PVC double glazing (where specified), this deceptively spacious property has been finished to a modern standard, ideal for a family seeking a comfortable and stylish home.

Accommodation:

The property comprises a welcoming reception hall with guest cloakroom/WC, an extended lounge with garden sitting area, study/playroom, family or optional dining room with feature fireplace, and a fitted kitchen with integrated appliances. A utility room and store room complete the ground floor.

On the first floor, there are four good-sized bedrooms, with the master featuring fitted wardrobes and a large ensuite bathroom. A further family bathroom is also provided.

Key Features:

Lounge: 23’8 x 12’4 max, French doors to rear, part vaulted ceiling, coal effect gas fire.

Kitchen: 17’6 x 10’4, integrated appliances, French doors, part vaulted ceiling.

Master Bedroom: 16’3 x 12’6, bay window, three fitted wardrobes.

Bedrooms Two to Four: Generously proportioned with oak flooring.

Family Bathroom: Whirlpool bath, separate shower, tiled walls and floors.

Study/Playroom and Utility Room with storage space.

Exterior:

The property features a garage, multi-vehicle driveway, and a generous rear garden with paved patio, lawn, timber fencing, and a tree-lined aspect.

This family home is available for long-term rental and is ideal for tenants seeking a spacious and modern home in a convenient location.

Additional Information:

Deposit: £2,250.00 (protected under a government approved tenancy deposit scheme)

Tenure: Assured Shorthold Tenancy Agreement

Council Tax Band: E

EPC: D

Utilities/Bills: Not included

Tenant Fees: A holding deposit equivalent of up to one week’s worth of rent of £450.00 may be required to secure the property. This will be put towards the rent or deposit once the tenancy starts, this is refundable unless the applicant withdraws or fails referencing.” No other tenant fees to secure the property apply.

Viewings: Available weekdays and Saturdays by appointment. Please contact Acres Residential Lettings

Broadband and mobile coverage may vary by provider and location. Tenants are advised to check availability with their chosen providers. Ofcom provides an independent coverage and broadband checker at [www.ofcom.org.uk](http://www.ofcom.org.uk).

We are a member of a government-approved Client Money Protection (CMP) scheme.

“All required safety certificates for the property (gas, electrical, etc.) will be provided to the tenant at the start of the tenancy.”

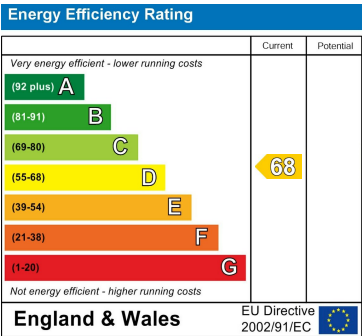
This property is marketed in accordance with all relevant UK housing legislation and consumer protection laws. A valid EPC is available, and all required safety certificates will be provided before the tenancy begins. We are an equal opportunity housing provider.





COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 312 4997



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.