

# ACRES

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- \* Extended & converted, four bed detached family home
- \* Superb family bathroom & separate shower room
- \* Study & separate office/utility
- \* Considerable, fitted breakfast kitchen
- \* Appealing rear dining room
- \* Imposing yet cosy family lounge
- \* Attractive guest cloakroom/WC
- \* Incredible rear garden having large timber shed & decking
- \* Multivehicular block paved drive to fore
- \* Set upon a sought after, central estate in Sutton Coldfield



***12 DICKINSON DRIVE, SUTTON COLDFIELD, B76 1FP ~ Offers in Excess of £485,000***

Delightfully positioned and set upon an ever popular, sought after estate in Sutton Coldfield off Reddicap Hill, this deceptively well proportioned, four bedroomed, freehold and extended, detached family home certainly offers something for all types of prospective purchasers whilst combining modern and contemporary internal decoration. Within walking distance to excellent educational opportunities for all ages, the home benefits from a number of readily available bus services obtainable on Reddicap Hill, providing ease of commute to surrounding town & city centre locations including Sutton Coldfield, Walmley and Birmingham. Open green spaces and public parks are found on the doorstep to Dickinson Drive and grant potential for socialisation. Extended and converted previously to benefit the needs of a family, the home benefits from gas central heating and PVC double glazing, with the internal rooms currently briefly comprising: deep and welcoming entrance hall, doors open to a guest cloakroom/WC, imposing yet cosy family lounge having bay window to fore and a recessed, living flame fire, further doors from hall lead to a substantial, fitted breakfast kitchen having access to dining room and an attractive, office/utility. To the first floor, four impressive bedrooms are offered with the master and second boasting built in wardrobes, an appealing study space can be found, as well as a superb family bathroom and separate shower room. Externally, a multivehicular block paved drive leads into the accommodation with security posts having been fitted previously, to the rear, further paving advances into a timber decked and sheltered entertainment zone, lawn with mature shrubs and bushes lead to the back of the garden and offer access to a considerable timber built shed. To fully appreciate the extensive property on offer, its scope for personalisation and conversion, we highly recommend internal inspection.

Set back from the road behind a block paved, multivehicular drive having security posts to side, access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:** Doors lead to a fitted breakfast kitchen, impressive family lounge and guest cloakroom / WC, radiator, stairs off to first floor.

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to fore, low level WC and floating wash hand basin, tiled splashbacks, door gives access back to hall.

**FAMILY LOUNGE: 17'9 (into bay) x 10'1 (max):** PVC double glazed box bay window to fore, an inset living flame fireplace having wood-effect outer and internal stone-effect, radiator, door back to entrance hall, glazed door opens to:

**DINING ROOM: 9'10 x 8'8:** PVC double glazed sliding patio doors lead to garden, access to fitted breakfast kitchen and glazed door back to lounge, radiator.

**FITTED BREAKFAST KITCHEN: 16'6 x 9'7 (max):** Having been previously extended and comprising Shaker style wall and base units with integrated fridge / freezer, oven having microwave over, washing machine and dishwasher, edged solid oak work surfaces with matching upstands and panelling behind, inset sink and electric induction hob to a breakfast island, vertical radiators, access is given back to dining room, door to entrance hall, PVC double glazed obscure door gives access to side of the accommodation and further internal door opens to:

**OFFICE / UTILITY: 17'2 x 7'5:** PVC double glazed window to fore, matching Shaker style wall and base units having edged work surfaces over and recesses below for tumble dryer and freezer, space for work station, door back to breakfast kitchen.

**STAIRS & LANDING:** Internal doors open to four well-proportioned bedrooms, a family bathroom and shower room, airing cupboard and bi-folding door opens to study.

**BEDROOM ONE: 12'7 x 9'11:** PVC double glazed window to fore, having a fitted bedroom suite comprising overhead storage, wardrobe, bedside tables and dressing area, recess to centre for double bed, radiator, door back to landing.

**BEDROOM TWO: 9'11 x 9'10:** PVC double glazed window to rear, built-in storage / wardrobe, radiator, door back to landing.

**BEDROOM THREE: 12'6 x 7'6:** PVC double glazed window to fore, radiator, door back to landing.

**BEDROOM FOUR: 9'7 x 7'6 (max) / 7'1 (min):** PVC double glazed window to fore, radiator, built-in storage over stairs, door back to landing.

**STUDY: 6'0 x 4'5:** PVC double glazed window to side, bi-folding door gives access back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, a superb offering of built-in large bath having mixer tap over, vanity wash hand basin and low level WC, tiled splashbacks, radiator, door back to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising corner curved shower with complimenting curving splash screen doors, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** Paved patio leads from the side of the accommodation and advances to well-manicured lawn, mature shrubs and bushes are scattered throughout the rear and provide access to a timber decked area having space for entertaining, hot tub and:

**GARDEN WORKHOP: 15'0 x 11'5:** having glazed windows overlooking garden and overhead, space for storage and electrical access.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

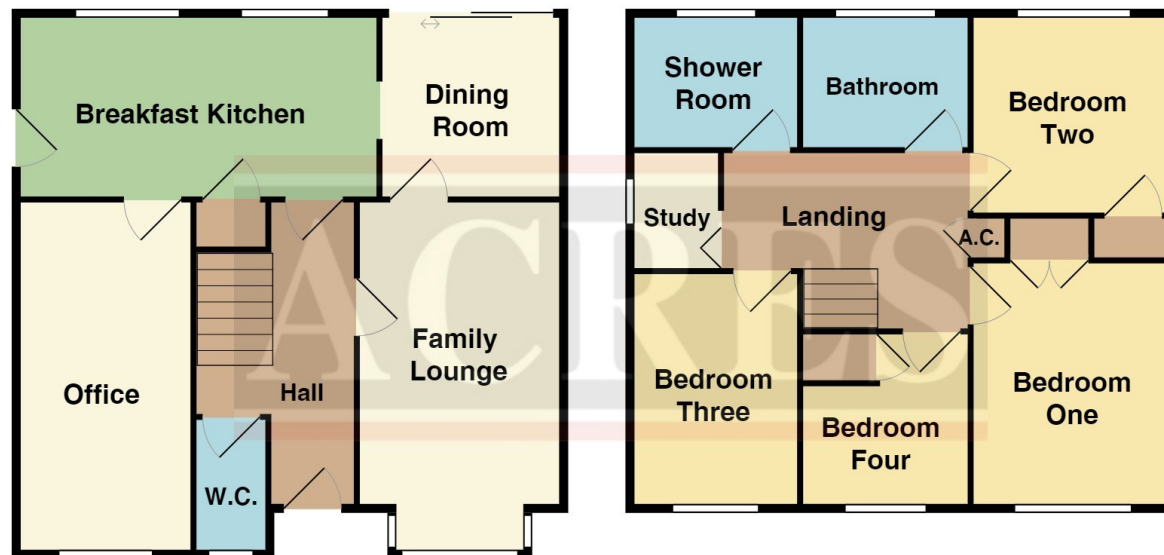
**TENURE:** We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** As per sales details.



Dickinson Drive, Sutton Coldfield, B76 1FP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.