

ACRES

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- Three bedroomed, semi detached home
- Well-appointed family bathroom
- Spacious dining room with bay window
- Rear family lounge with conservatory off
- Fitted kitchen & guest WC
- Side utility & single garage
- Multivehicle drive with EV charging
- Superb rear garden
- Close to local amenities
- Priced to sell - no upward chain if completed by December



SPRINGFIELD ROAD, SUTTON COLDFIELD, B76 2SN - OFFERS OVER £392,000

This beautifully presented and thoughtfully extended, three-bedroomed, semi-detached family home in Sutton Coldfield offers generous living space, a superb setting and fantastic access to a host of local amenities. Perfectly combining style and practicality, the home has been lovingly maintained throughout and is ideally positioned for families seeking convenience, comfort and excellent connectivity. Situated just a short walk from a range of daily essential amenities, the property is also within easy reach of well-regarded schools and attractive local parks. Readily-available bus services and major road links provide effortless travel to nearby locations including Birmingham, Walmley and Sutton Coldfield town centre, ensuring a lifestyle of ease and accessibility. Internally, the home benefits from gas central heating and PVC triple or double glazing (both where specified). The accommodation briefly comprises: an inviting porch leading into a deep entrance hall, an attractive front dining room with feature bay window, a spacious rear lounge and a light-filled conservatory. A fitted kitchen, practical side utility, and guest cloakroom/WC complete the ground floor layout. To the first floor are three well-proportioned bedrooms, two of which boast fitted wardrobes, while the master enjoys pleasant views across open fields to the fore. A modern family bathroom completes the internal accommodation. Externally, the property continues to impress. A recently renewed and tastefully designed block-paved driveway provides ample off-road parking and features an EV charging point, together with access to a single garage with electric roller door. To the rear, the beautifully-maintained garden offers a perfect balance of paved patio and lawned areas, creating an ideal setting for outdoor dining, entertaining, or relaxation. To fully appreciate the quality, setting and space on offer, we highly recommend an internal inspection of this exceptional family home. EPC Rating D.

Set back from the road behind a renewed multi vehicular block paved drive with timber fencing and seasonal flowering, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: A further internal obscure glazed door with window to side opens into:

DEEP ENTRANCE HALL: Glazed double doors open to dining room, single doors to rear lounge, kitchen and under stairs storage, radiator, stairs off to first floor.

DINING ROOM: 15'05 (into bay) x 11'10 max / 9'08 min: PVC triple glazed bay window to fore, gas coal-effect fire set upon a granite hearth having matching surround and mantel, radiator, space for dining table and chairs, glazed double doors with windows to side open back to entrance hall.

REAR FAMILY LOUNGE: 15'01 x 10'10: PVC triple glazed sliding patio doors open to rear conservatory, space for complete lounge suite, gas coal-effect fire set upon a granite hearth having matching surround and mantel, door back to entrance hall.

REAR CONSERVATORY: 10'00 x 9'07: PVC double glazed windows and doors to rear garden, sliding patio doors open back to lounge.

FITTED KITCHEN: 10'00 x 6'10: PVC triple glazed bay to rear, matching wall and base units with integrated dishwasher, oven and grill, roll edged work surface with four ring gas hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks, radiator, door back to hall and a PVC double glazed obscure door opens to:

UTILITY: 12'01 x 6'06 max / 6'05 min: PVC triple glazed windows and door open to side, space for fridge / freezer, washing machine and dryer, door to garage and to:

GUEST CLOAKROOM / WC: PVC triple glazed obscure window to rear, suite comprising low level WC, door back to utility.

STAIRS & LANDING: PVC triple glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 15'05 (into bay) x 11'10 max / 8'09 min: PVC triple glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 15'03 x 8'08: PVC triple glazed bay window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 12'05 x 11'00 max / 3'11 min: PVC triple glazed triangular bow window to fore, space for bed and complementing suite, radiator, further window to rear, door back to landing.

FAMILY BATHROOM: PVC triple glazed obscure windows to side and to rear, suite comprising corner bath, vanity wash hand basin and WC with storage, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN: A patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter, access is gained back into the home via doors to conservatory and to utility.

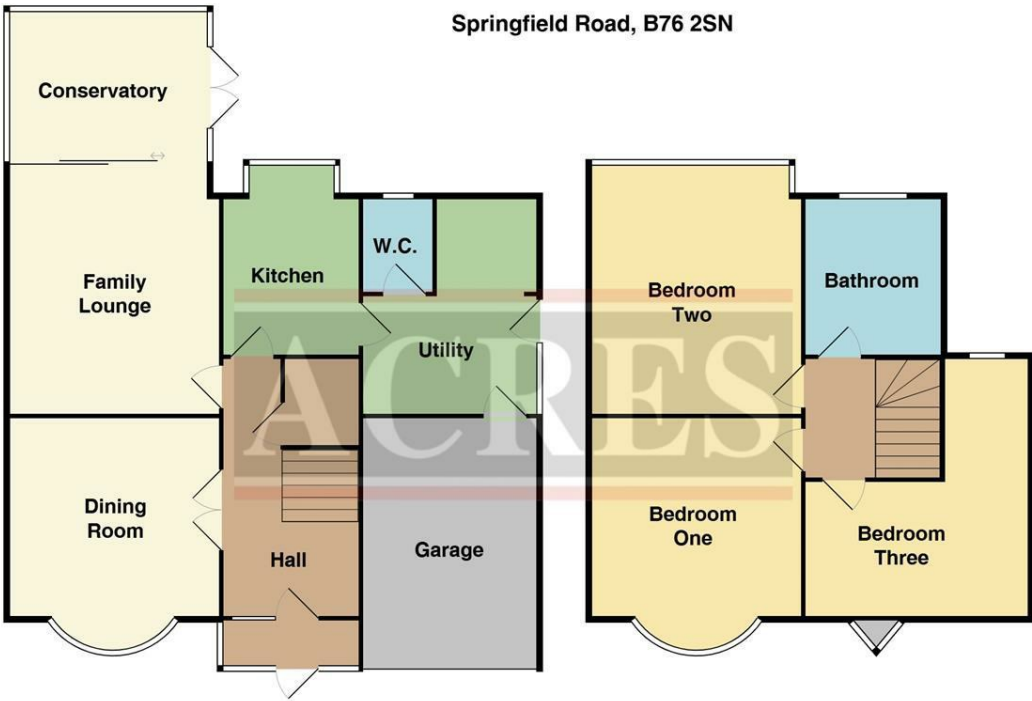
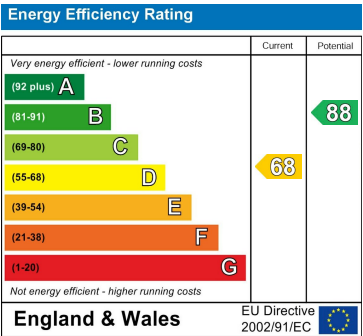
GARAGE: 15'05 x 7'09: (please check suitability for your own vehicle usage): Electric roller garage door to fore, further rear door to utility.



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

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



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

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.