

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful spacious family home
- * Situated on an exceptional residential road
- * Enclosed porch, hallway and dining room
- * Beautiful rear lounge with deep bay to rear
- * Very large extended dining kitchen
- * Three double bedrooms to the first floor
- * Double bedroom to the loft
- * Bathroom and separate W.C
- * Planted fore garden with drive and access to garage
- * Mature rear garden



74 GOLDIESLIE ROAD , SUTTON COLDFIELD, OFFERS AROUND £560,000

Acres are delighted to offer for sale this freehold and superb traditional styled residence, council tax band E. It is beautifully positioned on a very popular residential road that is ideally located for The Royal Town of Sutton Coldfield and all of its many facilities. The interiors include enclosed porch, entrance hall, dining room and rear lounge with deep rear bay including door to garden and very large and extended dining kitchen and utility cupboard. To the first floor are three excellent double bedrooms, bathroom and separate W.C. There is a staircase to the loft that offers a fourth double bedroom. Outside is a mature planted fore garden with driveway and access to garage front and to the rear is a garden with patio, lawn, ornamental pond and planted borders. The photographs do not do this property justice, it needs to be viewed internally to appreciate. EPC rating D.

Access is via double opening doors into:

PORCH With multi panel reception door into:

HALLWAY A lovely spacious entrance with coving to ceiling, staircase to first floor, radiator, oak floor and doors into kitchen, dining room and:

LOUNGE 16'7" max into bay 10'10" min x 15'10" max 14'7" min to chimney breast A wonderful deep double glazed bay window to rear including central door out to garden, Tudor style beamed ceiling, plate rail, radiator

DINING ROOM 11'8" min 14'10" max into bay x 11'10" Double glazed bay window to front, double glazed window to side, radiator, electric fire

DINING KITCHEN An exceptional and very generous dining kitchen

KITCHEN AREA Having a range of drawer, base and eye level cupboards, range style cooker with extractor over, open basket storage, plate rack and open display, work surfaces, tiling to splashback, one and half bowl sink and drainer, double glazed leaded light window to front

SITTING / DINING AREA 21'4" max 10'10" min x 20'2" max , 9'7" Having two double glazed leaded light windows to rear, two radiators, stable door to side, timber effect floor, door into:

UTILITY CUPBOARD Space and plumbing for washing machine and space for other white goods, tiled floor

FIRST FLOOR LANDING Double glazed leaded light stained glass window to side, radiator, coving to ceiling, staircase up to loft

BEDROOM ONE 15'7" max into bay 11'8"min x 11'8" Double glazed leaded light bay window to front, coving to ceiling, radiator and timber effect floor

BEDROOM TWO 10'9" x 16'0" max 14'8" min to chimney breast A second excellent double bedroom with built in wardrobe, double glazed leaded light window to rear, radiator

BEDROOM THREE 11'10" x 11'7" A third double bedroom with double glazed leaded light window to front, radiator

BATHROOM Having a white suite including corner bath with shower above, wash hand basin set into a vanity unit, double glazed leaded light opaque window, chrome ladder style radiator / towel rail, tiling to part walls and floor, door into boiler cupboard

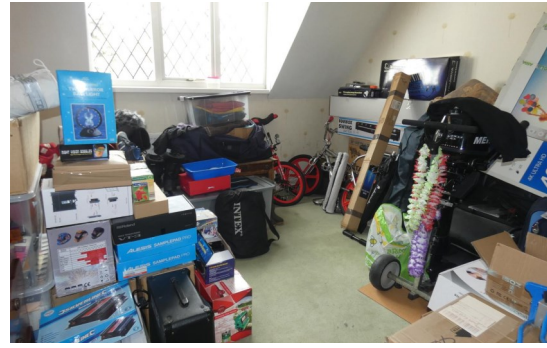
SEPARATE WC Having a white close coupled W.C, leaded light patterned double glazed window

SECOND FLOOR LANDING SPACE Having leaded light stained glass window to side, landing space and door to:

BEDROOM FOUR 19'1 (max) / 18'1 (min) x 11'8 (max) / 8'2 (min) A fourth double bedroom with two double glazed leaded light windows to rear and two radiators

REAR GARDEN Patio to fore leading to a lawn, ornamental pond, fencing to borders

GARAGE 16'0 x 8'0 *(PLEASE CHECK THE SUITABILITY FOR YOUR OWN VEHICLE USE)* Double opening doors to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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



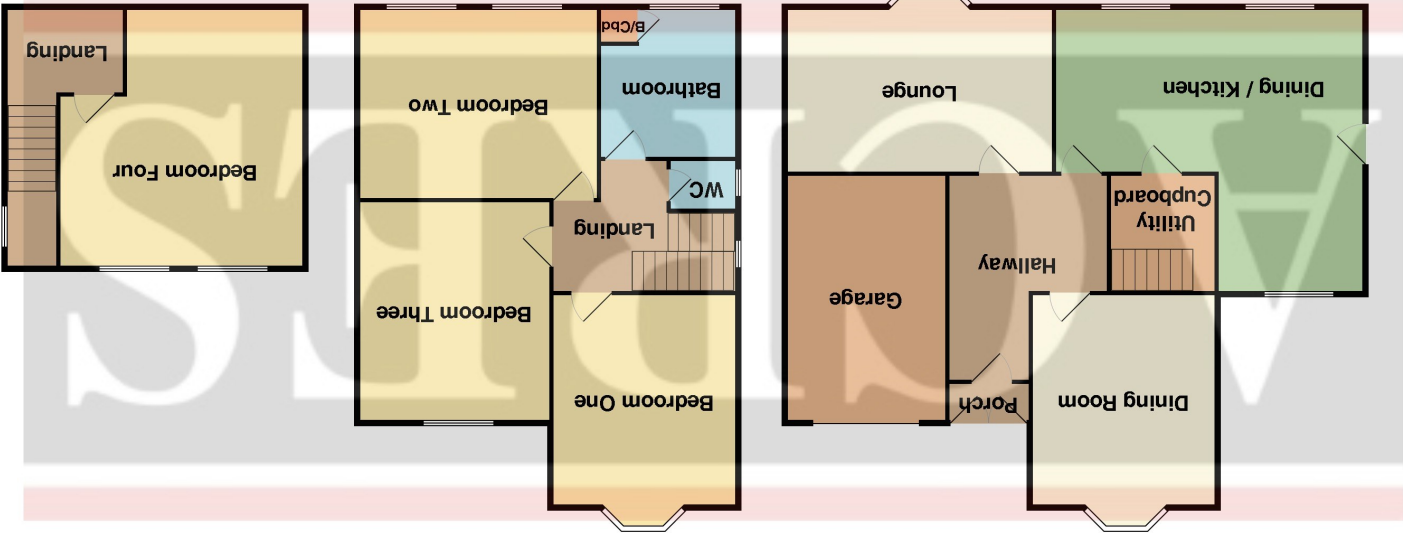
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

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.)
As per sales particulars.
Recommended via Acres on 0121 321 2101.

Goldieslie Road, Sutton Coldfield, B73 5PG



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