

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- \* An amazing detached residence
- \* Backing on to Walmley Golf Course
- \* Enclosed porch and hallway
- \* Dual Aspect Lounge
- \* Dining Room
- \* Breakfast kitchen
- \* Conservatory, Guests Cloakroom, and Shower room
- \* Four Generous Bedrooms and bathroom
- \* Large Fore Garden and Double Garage
- \* Incredibly large rear garden



***31 Brooks Road, Sutton Coldfield, B72 1HP ~ Offers around £695,000***

Acres are honoured to offer for sale this incredible freehold property that has so many amazing features including a wonderful large rear garden that backs on to Walmley Golf Course. The interiors include entrance hall, excellent dual aspect lounge, dining room, fitted breakfast kitchen, conservatory, guests cloakroom and ground floor shower room. To the first floor are four very generous bedrooms including two that are dual aspect and family bathroom. Outside is a large fore garden with bordered lawn, driveway for multiple vehicles and access to double garage front. To the rear is the most amazing garden that has a large patio to fore leading to a huge lawn with an abundance of planted, flowering and verdant trees and shrubs with Walmley Golf Course beyond. There is so much that could be written about this property but an internal viewing is essential to get a feel for what is on offer. EPC rating D.

Access is via a large fore garden with boarded lawn and brick blocked driveway for multiple vehicles and access to garage front

**PORCH** Double glazed double opening doors to front with double glazed windows to front and sides, timber glazed reception door into:

**HALLWAY** Newel and balustrade staircase to first floor, double glazed window to rear, coving to ceiling, radiator, door into under stairs store cupboard and further doors into Kitchen, Dining room and

**LOUNGE 16'4" x 12'2"** A superb dual aspect living room with double glazed window to front and double glazed patio door to rear garden, coving and medallion to ceiling, two radiators and fire surround with fitted electric fire

**DINING ROOM 14'0" into bay and cupboard front 13'0" min 10'5"** Having a double glazed bay window to front, coving and medallion to ceiling, radiator

**KITCHEN 11'0" x 11'2" max 10'5" min** Having a range of drawer, base and eye level cupboards, four ring gas hob with electric oven under and extractor hood over, integrated dish washer, stainless steel one and half bowl sink and drainer, worksurface and matching breakfast bar, tiling to splashbacks, radiator, two doors into larder and door out to

**LEAN TOO CONSERVATORY** Two double glazed windows to rear and double glazed window to side, double glazed door out to garden and door into storage cupboard, side passage way and

**GUEST CLOAKROOM** Having a white close coupled WC and wash hand basin

**SHOWER ROOM** Having a self contained shower cubicle with fitted shower, electric chrome ladder style radiator/towel rail, tiling to walls and floor

**SIDE PASSAGEWAY** Door to front and door into:

**GARAGE 19'5" X 13'10" (please check the suitability of this garage for your own vehicle)** Roller door to front, opaque glazed window to side, light and power

**FIRST FLOOR LANDING** Coving to ceiling, access to loft space, double glazed window to front, radiator, door into airing cupboard, further doors into:

**BEDROOM ONE 16'5" x 10'2" min to wardrobe front 12'2" max** Dual aspect bedroom a superb master bedroom with double glazed window to front and radiator, built in modern style wardrobe system and dressing table, wash hand basin set into a vanity unit, radiator

**BEDROOM TWO 12'6" max 11'00" min to wardrobe front x 10'5"** Double glazed window to front, coving to ceiling and built in double wardrobe

**BEDROOM THREE 16'2" x 8'0"** A third excellent double bedroom again being dual aspect, double glazed window to front and rear, coving to ceiling, two radiators

**BEDROOM FOUR 8'6" max to wardrobes 6'9" min to wardrobe front x 8'2"** Double glazed window to rear, built in wardrobe/dressing table and overhead storage, radiator

**BATHROOM** Panelled bath with shower above, pedestal wash hand basin and close coupled WC, tiling to walls, radiator/towel rail, double glazed patterned window

**REAR GARDEN** The most incredible rear garden with large paved patio to fore, cascading flower beds and steps to very large boarded lawn to rear, the garden backs onto the grounds of Walmley gold course

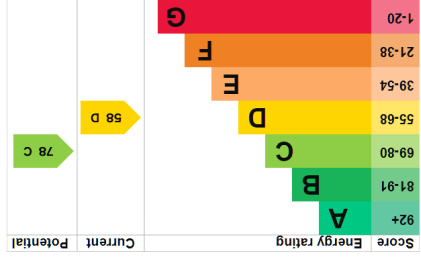




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased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

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

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.)



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