

# 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)



- ◆ A beautifully presented detached residence
- ◆ Superb residential road offering incredible rear views
- ◆ Open porch and entrance hall
- ◆ Dining room with entertaining doors leading to family lounge
- ◆ Conservatory
- ◆ Stylish fitted kitchen and separate utility
- ◆ Three very spacious bedrooms, with fitted wardrobes to two and a store room to three
- ◆ Re-fitted luxury shower room
- ◆ Fore garden with lawn and parking plus access to garage front
- ◆ Beautifully maintained rear garden



***17 Hawthorn Road, Wylde Green, Sutton Coldfield, B72 1ES ~ Offers over £500,000***

Acres are delighted to offer for sale this beautifully presented traditionally styled freehold property that is council tax band E. Situated beautifully on this ever popular residential road offering incredible rear views. Internally there is an entrance hall, dining room with entertaining doors leading through to a family lounge with patio doors out to a beautifully appointed conservatory, fitted modern styled kitchen leading to a utility and boiler cupboard. To the first floor are three really spacious bedrooms (bedroom three with storage cupboard off) and bedrooms one and two with fitted wardrobes plus modern styled re-fitted shower room. Outside is a fore garden with bordered lawn and driveway offering multiple parking and access to garage front. To the rear is a beautifully maintained garden with patio areas, lawn and an abundance of flowering and verdant trees and shrubs. Viewing really is essential to appreciate the location, quality and exceptional rear views. EPC rating C.

Access is via a fore garden with bordered lawn, driveway and access to garage front, reception door with double glazed panels to either side into:

**HALLWAY** Having coving to ceiling, staircase to first floor, timber effect floor, radiator, door into cloaks cupboard and door into kitchen and lounge and:

**DINING ROOM 13'0" max into bay x 13'5"** Having a double glazed bay window to front, coving to ceiling, radiator, timber effect floor, entertaining doors to lounge

**LOUNGE 14'5" x 13'5"** Having double glazed patio doors to rear, coving to ceiling, radiator, Minster style fire surround with living flame effect fire

**CONSERVATORY 11'0" x 7'5"** Having double glazed panels to rear and sides, double doors into rear garden, tiled flooring

**KITCHEN 11'0" x 8'2"** Having drawer, base and eye level cupboards, contrasting work surface, tiling to splashback, one and a half bowl sink and drainer, tiled floor, four ring gas hob, electric oven underneath, housing washing machine, radiator, door into larder

**UTILITY 8'0" x 6'5"** Having double glazed window to side, double glazed door, door into boiler cupboard and access to:

**GARAGE 16'8" x 10'11"** "Please check suitability of this garage for your own vehicle" Having double doors to front, double glazed opaque window to side, light and power

**BEDROOM ONE 14'6" x 11'7" min to wardrobe front x 13'5" max** Having double glazed window to rear offering amazing views, mirrored fronted wardrobes to side

**BEDROOM TWO 14'0" max into bay 10'10" min x 13'5" max 11'6" min to wardrobe front** Having a double glazed bay window to front, radiator, built-in wardrobes

**BEDROOM THREE 7'1" x 11'2"** Having double glazed window, radiator, door into storage cupboard

**BATHROOM 8'5" max x 8'2" max 5'00" min** Having a double sized wet and dry shower cubicle, white close coupled WC, wash hand basin set into a vanity unit, tiling to walls, coving to ceiling, ladder style radiator/towel rail, double glazed opaque window, spotlights to ceiling

**REAR GARDEN** A wonderful garden with patio and steps to a beautifully manicured gardens with lawn and planted beds, with an array of flowering and verdant shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

