

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful detached residence
- ◆ Ideally located on a road of executive styled properties
- ◆ Close to many local facilities within the Royal Town of Sutton Coldfield
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Dual aspect family lounge
- ◆ Sitting Room/Dining Room with deep bay window
- ◆ Comprehensively fitted Breakfast kitchen, side verandah and study
- ◆ Four very generous bedrooms and bathroom with white suite
- ◆ Fore garden offering multiple parking space and access to garage
- ◆ Lovely large and mature rear garden



9a Goldieslie Road, Sutton Coldfield, B73 5PE ~ Offers around £699,000

Acres are privileged to offer for sale this incredibly generous detached freehold residence set on a well regarded road of executive styled properties. The property is council tax band F and includes the following, enclosed porch, entrance hall, guests cloakroom, dual aspect living room, sitting room with very deep rear bay window, modern styled breakfast kitchen, side veranda/utility with study off. To the first floor are four very spacious bedrooms, bathroom that has been re-fitted with a white suite, bath and shower cubicle. Outside is a large fore garden offering multiple parking space and access to garage front. To the rear is a wonderful rear garden with patio areas, shaped lawn and planted verdant and flowering trees and shrubs throughout. EPC rating E. Viewing should be considered a priority as this really is a fantastic opportunity to purchase a superb family home.

Access is via a large fore garden with brick blocked driveway for multiple cars, access to garage front, planted borders

ENCLOSED PORCH Opaque glazed window to side, sliding door to front, tiled floor and timber glazed reception door into:

ENTRANCE HALL Staircase to first floor, door into under stairs store cupboard, Herringbone design floor, doors into Lounge, Dining/Sitting room and

GUEST CLOAKROOM White close coupled WC, wash hand basin set into a vanity unit, leaded light window, radiator and tiled floor

LOUNGE 19'5" x 12'1" A lovely dual aspect living room, leaded light bow bay window to front and double glazed window and door to rear, coving to ceiling fire surround with fitted living flame effect fire with tiled hearth and timber mantle, tow radiators

DINING/SITTING ROOM 15'6" max into bay 11'00" min x 10'6" Having a lovely deep semi circular double glazed window to rear, plate rail, radiator and Herringbone design floor

BREAKFAST KITCHEN 13'0" max x 12'3" max Having a range of modern style units to include drawer, base and eye level cupboards, integrated dish washer and fridge, four ring gas hob with extractor hood over, double oven/grill combination and microwave, one and half bow stainless steel sink and drainer, work surface and tiling to splash back, tiled floor, double glazed window to rear, spotlights to ceiling and ample space for table and chairs

SIDE VERANDAH With door to front and rear, door into garage and door into study, space and plumbing for washing machine, space for dryer

STUDY 9'5" x 7'5" Double glazed window to side, radiator

GARAGE 17'0" x 9'0" (please check the suitability of this garage for your own vehicle) Double opening doors to front, wall mounted gas central heating boiler, opaque glazed window to side, light and power

FIRST FLOOR ALNDING An excellent landing space, leaded light vertical window with cleaded light window to front, access to loft space and doors into

BEDROOM ONE 14'4" to wardrobe front and into bay 11'0" min x 11'8" max into wardrobes 10'00" min to wardrobe front Semi circular bay window to rear offering glorious garden views, radiator, built in wardrobes to rear and side

BEDROOM TWO 11'2" x 12'0" max 10'2" min to wardrobe front Window to rear, his and hers double wardrobes, radiator

BEDROOM THREE 13'2" max 10'3" min to wardrobe front x 9'0" min to wardrobe front Window to rear, radiator, two double wardrobes

BEDROOM FOUR 8'0" max x 6'10" min to wardrobe front 12'1" max into wardrobes Leaded light window to front, built in wardrobes to one side, radiator

BATHROOM Having a white suite comprising of double ended bath with shower attachment, wash hand basin, close coupled WC, self contained shower cubicle, double opening doors into airing cupboard, half door into under eaves storage, stylish tiling to part walls and floor, ladder style radiator/towel rail, spotlights to ceiling, double glazed window to side



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 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:

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

