

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- ◆ An incredible traditional styled and extended property
- ◆ Beautifully located for Boldmere and Sutton Coldfield
- ◆ Enclosed porch and entrance hall
- ◆ Dining room with entertaining doors through to lounge
- ◆ Large modern styled breakfast kitchen with double doors to garden
- ◆ Guests Cloakroom and Utility area
- ◆ Three bedrooms
- ◆ Extended family bathroom
- ◆ Large fore garden offering parking and access to garage front
- ◆ Excellent rear garden with large patio to side and fore leading to a lawn



***3 Melrose Avenue, Sutton Coldfield, B73 6NT ~ Offers over £420,000***

This is a wonderful, traditional styled freehold property council tax band D. ideally located close to Boldmere High Street, Sutton Park and The Royal Town of Sutton Coldfield. The interiors are beautifully presented and includes the following, enclosed porch, entrance hall, dining room, lovely generous lounge leading to a superb heated conservatory, modern styled breakfast kitchen with a range of high gloss units, guests cloakroom and utility that opens into the garage. To the first floor are three bedrooms (two with built in wardrobes) and an extended bathroom with white suite and linen cupboard. Outside is a wide fore garden offering multiple parking space and access to garage front and to the rear is a well maintained garden with brick blocked patio to fore and side, lawn with planted borders and further garden area to far rear. Viewing is absolutely essential to get a feel for this property and appreciate all that it has to offer. EPC rating D.

Access is via: A brick blocked fore garden offering multi parking space to garage front

**ENCLOSED PORCH** Having double glazed leaded light windows to front and side, double glazed leaded light door, tiled floor, double glazed reception door with double glazed opaque panel to side

**HALLWAY** Having newel and balustrade staircase to first floor, coving to ceiling, radiator, timber effect floor, door to understairs storage cupboard and further doors into Kitchen, Lounge and:

**DINING ROOM 10'8" max into bay 7'7" min x 12'4"** Having double glazed leaded light bay window to front, coving and medallion to ceiling, radiator, double opening entering doors into:

**LOUNGE 17'7" max into bay 15'5" min x 11'4" max 10'2" to chimney breast** A very generous living room with coving and medallion to ceiling, radiator, minster style fire surround, electric stove effect fire, double glazed bay window system including double opening doors into:

**CONSERVATORY 12'3" max 10'0" min x 15'0"** A wonderful addition to the family home is this large conservatory offering all year usage as there is a radiator, double glazed windows with leaded light top, double opening doors to garden, timber effect floor

**BREAKFAST KITCHEN 11'1" max 8'8" min x 16'8" max 15'2" min** Having a comprehensive range of high gloss units with contrasting work surface and upstands, breakfast bar, range style cooker with extractor hood over and stainless steel sink, space and plumbing for dishwasher, space for freezer, under galley lighting, spotlights to ceiling, leaded light double glazed window and double glazed doors to garden, radiator, grey toned flooring and door into

**INNER LOBBY** With door into utility and door into

**GUEST CLOAKROOM** White close coupled WC , wash hand basin set into a vanity unit, spotlight to ceiling, radiator and grey toned flooring

**UTILITY 9'4" x 7'4"** Wall mounted units, work surface, space and plumbing for washing machine, space for dryer and other white goods, double glazed opaque leaded light window to front and open access into

**GARAGE 18'4" x 8'7" (please check the suitability of this garage for your own vehicle)** Up and over door, light and power

**FIRST FLOOR LANDING** Access to loft space, double glazed opaque window, doors into

**BEDROOM ONE 15'0" max into bay 12'4" min x 11'6" max 9'2" min to wardrobe front** Double glazed bay window to rear, coving to ceiling, his and hers built in wardrobes, radiator

**BEDROOM TWO 14'2" max into bay 10'8" min x 11'7" max 9'3" min to wardrobe front** A second double bedroom with double glazed leaded light bay window to front, coving to ceiling, radiator, built in wardrobes

**BEDROOM THREE 6'8" x 6'10"** Double glazed leaded light window to front, radiator, coving to ceiling

**BATHROOM** A superb extended bathroom with double glazed opaque window, door into large store cupboard, archway that goes into the main bath area, with a white suite comprising of panelled bath, self contained shower cubicle with over head shower and rinser aid, pedestal wash hand basin, close coupled WC, spotlight to ceiling, tiling to part walls and floor, two radiators, double glazed opaque window

**REAR GARDEN** A large fore and side brick blocked patio, gates access to fore with step down to a lawn with brick blocked pathway and planted boarders and further garden space to fore

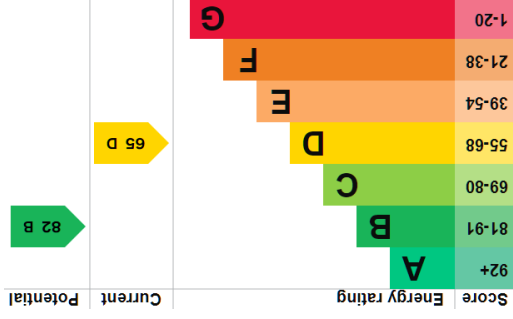




FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



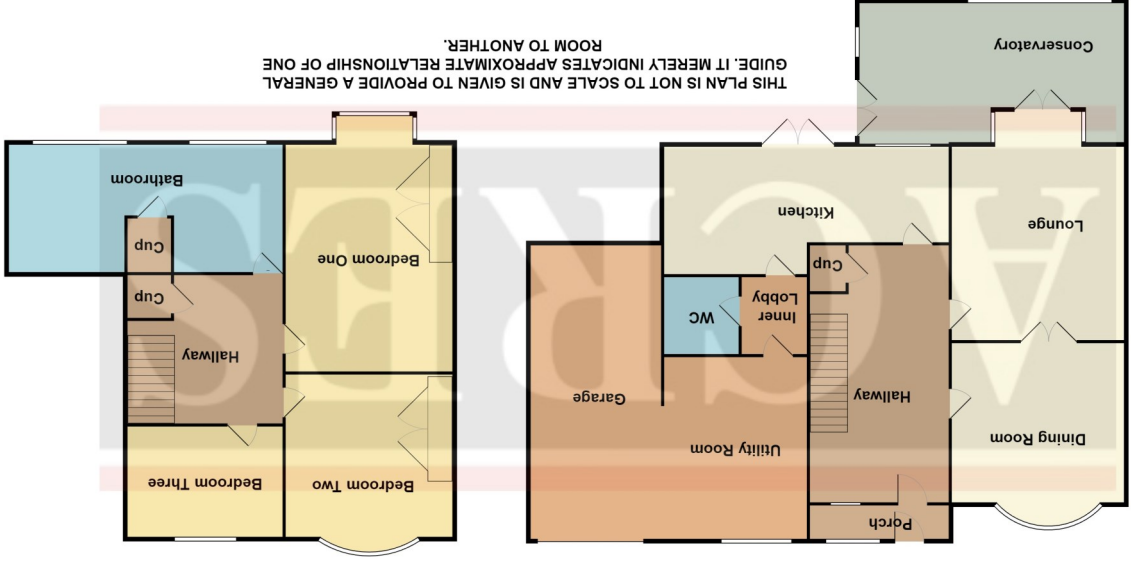




**TENURE:**

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



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.