

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * This is a super property offering amazing potential
- * Large welcoming hallway
- * Dining Room
- * Lounge
- * Breakfast Kitchen and lean to conservatory
- * Four excellent bedrooms
- * Bathroom
- * Deep fore garden offering parking
- * Garage
- * Deep Mature Garden



151 Birmingham Road, Sutton Coldfield, B72 1LX ~ Offers in the region of £550,000

Ideally located on Birmingham Road between Wylde Green and central Sutton Coldfield this superb freehold residence, council tax band F offers very generous interiors throughout and the opportunity to improve to ones own taste. The interiors are very spacious and include large welcoming entrance hall, dining room, lounge with feature fireplace, breakfast kitchen with walk in pantry and lean to conservatory. To the first floor are four excellent bedrooms and a large family bathroom. Outside to the front is a very deep fore garden offering multiple parking space and access to garage front. To the rear is a beautiful mature garden with large patio to fore leading to steps up to the main garden with lawn planted verdant and flowering trees and shrubs and ornamental pond. This property offers so much potential viewing is essential to appreciate. EPC to be confirmed.

Access is via a deep fore garden with parking for multiple vehicles, access to garage front with mature trees and shrubs

PORCH Double glazed leaded light panels to either side of double glazed door, tiled floor, double glazed leaded light reception door with matching double glazed leaded light windows to either side

HALLWAY A spacious entrance with newel and balustrade staircase to first floor, radiator, door into under stairs store cupboard, timber effect floor that continues through to

DINING ROOM 17'9" max into bay 14'0" min x 12'4" A very generous dining room with feature double glazed leaded light and stained glass bay window to front, coving to ceiling, original style tiled fire place, radiator

LOUNGE 20'1" max into bay 15'10" min x 12'5" Having bay window to rear including patio doors out to conservatory, coving to ceiling, radiator, wonderful marble fire surround with fitted living flame effect fire, radiator and timber effect floor

KITCHEN 12'9" min 15'4" max x 11'6" Drawer, base and eye level cupboards, four ring gas hob with extractor hood over, double oven/grill combination, stainless steel on and half bowl sink and drainer, space and plumbing for dishwasher, tiling to walls, radiator, double glazed window, patio door and double glazed door to side access into walk in pantry

LEAN TOO/CONSERVATORY 15'3" x 7'2" Double glazed window and patio doors to garden

SIDE COURTYARD Door to front and garden door into WC and access into utility cupboard with space and plumbing for washing machine plus wall mounted gas central heating boiler

FIRST FLOOR LANDING 18'10" x 8'5" An excellent landing space with double glazed leaded light stained glass window to front, two radiators and door into:

BEDROOM ONE 16'00" x 12'5" max 10'4" min to wardrobe front Double glazed window to rear with views over garden, radiator, built in wardrobe system to one side and timber effect floor

BEDROOM TWO 14.0" X 12'5" max 10'5" min to wardrobe front Double glazed orial window to front with deep display sill, built in wardrobes to one side, radiator, timber effect floor

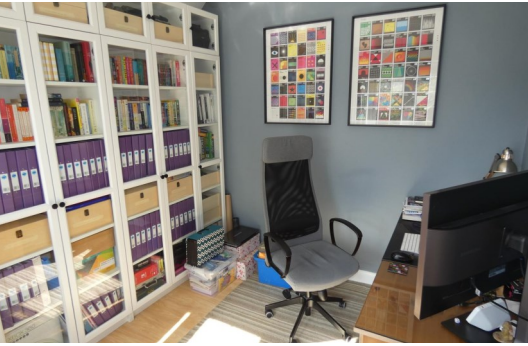
BEDROOM THREE 9'0" x 11'7" An excellent third double bedroom with double glazed window to rear, radiator, access to loft space

BEDROOM FOUR 9'10" x 8'10" Double glazed orial window to front, deep display sill, radiator, timber effect floor

BATHROOM 9'5" x 8'10" Having a panelled bath, wash hand basin set into a vanity unit, close coupled WC, self contained shower cubicle, tiling to walls, radiator, double glazed window

REAR GARDEN A lovely garden with deep patio and retaining wall with steps up to an ornamental pond, rear lawn there is an abundance of flowering and verdant trees and shrubs throughout

GARAGE 16'00" x 8'7" (please check the suitability of this garage for your own vehicle) Double doors to front, opaque window, door to side, light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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:

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.)

