

ACRES

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



- ◆ A superb extended detached residence
- ◆ Ideally located in the heart of Sutton Coldfield
- ◆ Enclosed porch, large welcoming entrance hall
- ◆ Stylish lounge with courtesy door into a dining room
- ◆ Large comprehensively fitted breakfast kitchen
- ◆ Utility room, guests cloakroom
- ◆ Four excellent bedrooms
- ◆ Bathroom, separate shower room and separate W.C.
- ◆ Brick blocked fore garden offering parking and access to garage front
- ◆ Spacious rear garden with patio and lawn



20 Wheatmoor Rise, Sutton Coldfield, B75 6AW ~ Offers around £525,000

This is a wonderful freehold detached residence that is beautifully positioned close to many of Royal Sutton Coldfield's many amenities including good schools and hospital. The property has been extended and offers superb accommodation throughout and is Council tax band E. The interiors include enclosed porch, lovely large and welcoming entrance hall, stylish lounge with courtesy door into the dining room, very spacious breakfast kitchen with a comprehensive range of fitted units, separate utility and inner lobby leading to a guests cloakroom and garage. To the first floor are four excellent bedrooms and a bathroom, shower room and separate W.C. Outside is a fore garden that is brick blocked, offers multiple parking space and access to garage front and to the rear is a well sized rear garden with patio and lawn, this being a perfect compliment to a family sized home. Viewing should be considered a priority to appreciate location, size and quality of accommodation on offer. EPC rating D.

Access is via a brick blocked fore garden with multiple parking space and access to Garage

ENTRANCE PORCH: Double glazed patio doors to front leading to a double glazed reception door with double glazed opaque panel to side

HALLWAY An excellent large and welcoming hallway, staircase to first floor, coving to ceiling, radiator, cloaks and understairs storage, door into kitchen and

LOUNGE 14'00" x 13'4" Double glazed window to front, radiator, stylish minster style fire surround, with fitted electric fire, double doors into

DINING ROOM 12'6" max 10'10" min x 10'00 Double glazed window to rear, radiator, coving to ceiling, door into

BREAKFAST KITCHEN 19'4" x 10'4" max 8'3" min Having a comprehensive range of units to include drawer, base and eye level cupboards, contrasting work surfaces and tiling to splash back, fitted white crock one and half bowl sink and drainer with waste disposal unit, fitted four ring electric hob with electric oven under and extractor hood over, integrated dish washer and fridge, breakfast table, double glazed window to rear and side, radiator, door into inner lobby and utility

UTILITY 8'3" x 5'6" Drawer, base and eye level cupboards, stainless steel sink and drainer, space and plumbing for washing machine, space for dryer, wall mounted gas central heating boiler, radiator, tiling to splash backs, double glazed window to rear, double glazed door to garden, radiator

INNER LOBBY Door to garage, door into

GUEST CLOAKROOM white close coupled WC, wash hand basin set into a vanity unit, tiling to walls, spotlights to ceiling, chrome ladder style radiator/towel rail

GARAGE 16'7" x 10'11" (please check the suitability of this garage for your own vehicle) A large garage with up and over door, light and power

FIRST FLOOR LANDING Door into linen cupboard and coving to ceiling, doors into

BEDROOM ONE 14'00" x 13'4" A very generous double bedroom with double glazed window to front, radiator, three double wardrobes, door into further built in wardrobes

BEDROOM TWO 9'2" min to wardrobe front 10'10" max into wardrobe x 10'00" plus door well Double glazed window to rear, mirror fronted wardrobe system, radiator

BEDROOM THREE 14'9" min 11'00" to wardrobe front x 1'00" max into wardrobe 9'1" min to wardrobe front A superb third double bedroom currently used as a sitting room, having a comprehensive range of fitted wardrobes and drawers and storage, double glazed window to front, radiator, access to under eaves storage

BEDROOM FOUR 10'3" x 6'10" max 5'1" min to wardrobe front Double glazed window to front, double wardrobe and over head storage, radiator

BATHROOM Suite comprising of spa bath, wash hand basin set into a vanity units, tiling with decorative border, ladder style radiator/towel rail, double glazed window

SEPARATE WC Close coupled WC, wash hand basin, double glazed opaque window

SHOWER ROOM Shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque window, tiling to walls with decorative border, ladder style radiator/towel rail

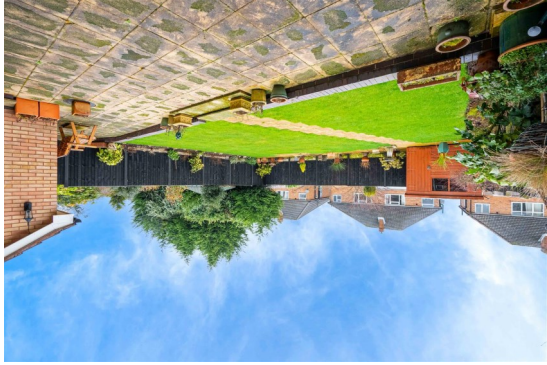
REAR GARDEN A fine complimentary garden with patio, large lawn and planted borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	77 C



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

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

