

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb detached residence in the heart of Sutton Coldfield
- ◆ Entrance Hall
- ◆ Sitting Room
- ◆ Extended lounge
- ◆ Fabulous family sized dining kitchen
- ◆ Utility, separate W.C. and storage (was originally the garage)
- ◆ Five incredibly generous bedrooms
- ◆ Bathroom and separate Shower room
- ◆ Brick blocked fore garden offering multiple parking space
- ◆ Large rear garden with patio, pagoda and lawn



40 Royal Road, Sutton Coldfield, B72 1SP ~ Offers around £579,999

Situated in the heart of Sutton Coldfield close to the many amenities that Sutton's town centre has to offer, this excellent freehold and extended property includes excellent accommodation throughout. The council tax band is D and internally the property offers enclosed porch, entrance hall, sitting room, large extended lounge, fabulous family sized dining kitchen, separate utility, guests cloakroom and storage area (was formally the garage). To the first floor are five excellent double bedrooms, main bathroom and separate shower room. Outside is a brick blocked fore garden offering multiple parking space and to the rear is the perfect complimentary garden for a house of this size with patio, pagoda ideal for alfresco dining and long lawn. Viewing is essential to appreciate both size and central location. EPC to be confirmed.

Access is via a brick blocked fore garden offering multiple parking spaces, double glazed reception door with double glazed patterned windows to either side into

HALLWAY Newel and balustrade staircase to first floor, radiator, coving to ceiling, timber effect floor, door into under stairs storage cupboard, door into Dining Kitchen, Lounge and

SITTING ROOM 12'0" max into bay 10'2" min x 13'6" max 12'3" min to chimney breast Double glazed bay window to front, coving and medallion to ceiling, minster style fire surround with fitted electric fire

LOUNGE 17'10" x 11'1" A wonderful extended living room with double glazed double opening doors to garden, coving to ceiling, two radiators, stylish fire surround with fitted electric living flame effect fire

DINING KITCHEN A superb family sized dining kitchen

KITCHEN AREA Having a range of high gloss units to include drawer, base and eye level cupboards, integrated dish washer, fitted fridge freezer, five ring gas hob with extractor hood over, double oven/grill combination, one and half bowl sink and drainer, contrasting high gloss worksurface, tiling to splash backs, double glazed window to rear, fitted island with storage below and breakfast bar

DINING AREA 19'1" max 16'3" min x 14'8" max 14'6" min Double glazed double opening doors to garden, two vertical radiators, timber effect floor throughout

UTILITY Drawer and wall mounted units, stainless steel sink and drainer, worksurface, space and plumbing for washing machine, space for dryer and space for fridge freezer, tiled floor, door into storage and doors into

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, radiator, tiling to part walls and floor, door into store cupboard

STORAGE AREA 6'5" x 10'6" Doors to front

FIRST FLOOR LANDING Access to loft space, coving to ceiling, doors into

BEDROOM ONE 18'0" max x 11'4" min An extended master bedroom with double glazed window to rear, radiator, built in wardrobes to dressing area

BEDROOM TWO 12'7" max into bay 10'3" min x 10'8" min to wardrobe front Double glazed bay window to front, coving to ceiling, radiator, his and hers wardrobes to either side

BEDROOM THREE 9'8" min 13'4" max into recess x 10'1" max 8'0" min to wardrobe front Double glazed window to front, built in wardrobe system, open display and overhead storage, access to loft space

BEDROOM FOUR 11'4" max x 7'3" min 8'4" to wardrobe front Double glazed window to rear, built in wardrobe system, radiator

BEDROOM FIVE 11'10" x 8'3" max Double glazed window to rear, radiator

BATHROOM Having a white suite comprising of panelled bath with shower attachment and electric shower over, wash hand basin set into a vanity unit, close coupled WC, tiling to part walls and floor, chrome ladder style radiator/towel rail, double glazed patterned window

SHOWER ROOM Having a self contained shower cubicle with fitted multi functional shower, pedestal wash hand basin, close coupled WC, store cupboard, chrome ladder style radiator/towel rail, tiling to part walls and floor

REAR GARDEN A patio to fore, leading to a large lawn



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.)

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

