

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An incredible detached residence with many charming features
- ◆ Beautifully positioned close to amenities but lovely views to the side and rear over open fields
- ◆ Enclosed porch, entrance hall and guests shower room
- ◆ Stunning extended lounge
- ◆ Large formal Dining Room and Home Office
- ◆ Very generous Breakfast kitchen and separate Utility
- ◆ Extended Master Bedroom with private balcony and fully en-suite Bathroom
- ◆ Bedroom two with slipper bath and en-suite shower room plus two further bedrooms
- ◆ Very large rear garden with double gates to front and side
- ◆ Double Garage



Ivy Cottage, Whitehouse Common Road, Sutton Coldfield, B75 6EH ~ Offers in excess of £1,000,000

Acres are delighted to offer for sale this incredible freehold detached residence, beautifully situated close to many local amenities and within an easy distance of Tamworth and the Royal Town of Sutton Coldfield, marrying suburbia with rural this property has wonderful views of fields and a very large garden. The property has been beautifully extended and enhanced throughout and offers the most tasteful spacious interiors with charming features throughout. The property very briefly includes a large welcoming hallway, guests shower room, amazing living room with bi-folding doors out to garden and a wonderful view of the mezzanine landing to the fore, double doors to a large formal dining room with open access to a breakfast kitchen with island and a comprehensive range of traditional styled units, home office (reception room 3) and separate utility. To the first floor is an open gallery landing looking down over the front of the lounge, master bedroom with private balcony offering glorious garden views and full en-suite bathroom, bedroom two with stand alone slipper bath and en-suite shower room plus two further excellent bedrooms and a family bathroom. Outside the property just gets better and better there is a very generous rear garden with shaped patio, very large lawn and further garden space to side including three garden sheds double opening gates to front and side and access to a double garage. You will not find a property like this again for a long time as the overall accommodation and location are absolutely stunning. Council tax band F. EPC rating to be confirmed.

Access is via a large gated tarmaced fore garden with multiple parking spaces

ENCLOSED PORCH Double glazed leaded light windows to side and double glazed leaded light double doors, fitted mat well, timber reception door into

HALLWAY A stunning entrance with period style fire surround, two radiators, double glazed leaded light window to front, turning staircase and doors into, lounge, kitchen and

GUEST SHOWER ROOM Large shower cubicle with fitted shower, pedestal wash hand basin, close coupled WC, two double glazed opaque windows, period style radiator/towel rail, monochromatic themed tiling to part walls

FAMILY LOUNGE 31'00" x 11'7" min 12'10" max An incredible feature lounge with double glazed leaded light window to front, double glazed bi folding doors to garden, fitted gas wood burning effect stove, under floor heating, incredible mezzanine landing above and double doors into

DINING ROOM 16'2" x 12'10" A very large dining room with double glazed bi-folding doors to garden, coving to ceiling, under floor heating, open access to kitchen and doors into

HOME OFFICE Double glazed windows to rear and side, radiator with stunning garden views over fields, double glazed sky light,

KITCHEN 20'8" x 12'2" max A wonderful comprehensively fitted kitchen with a range of units to include, drawer, base and eye level cupboards, granite work surfaces including island top, five ring gas hob with extractor hood over, integrated wine rack, Belfast style sink with etched drainer, double oven/grill combination, integrated dish washer, fridge and freezer, dresser style units with storage, open displays and glazed displays with integrated lighting and under galley lighting, spotlights to ceiling, ladder style radiator/towel rail, tiling to part walls and floor, door into

UTILITY Drawer, base and eye level cupboards, work surface, stainless steel circular sink, space and plumbing for washing machine, space for other white goods, ladder style radiator/towel rail,

FEATURE LANDING Access to loft space, radiator, double glazed window to side and mezzanine viewing galley

MASTER BEDROOM SUITE 14'00" min 16'3" max x 12'10" max 11'00" min to wardrobe front A superb double bedroom with double glazed window to both sides, double glazed window system including double opening doors to balcony offering garden views, fitted wardrobe system to one side and nine drawer chest of drawers, radiator, and inner hall leading to

ENSUITE A full ensuite bathroom with panelled bath, wash hand basin set into a vanity unit, close coupled WC, double sized shower cubicle with over head shower and rinser aid, ladder style radiator/towel rail, elegant tiling to walls

BEDROOM TWO 18'6" max 10'4" max 7'10" min Having large double glazed window to rear, radiator, stand alone slipper claw foot bath, half door into storage area and door into

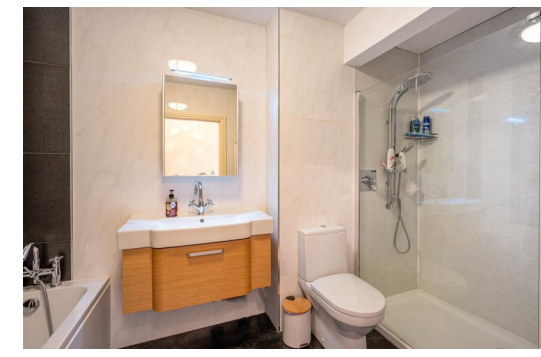
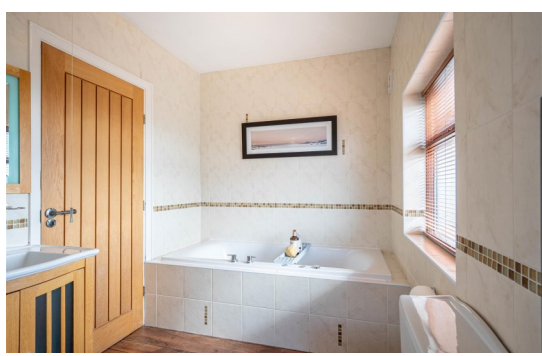
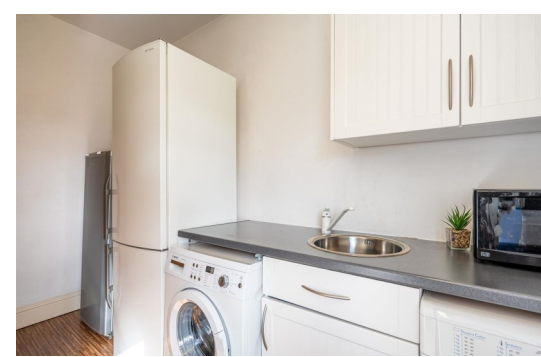
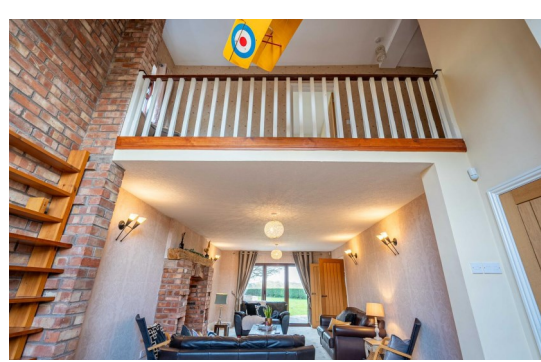
ENSUITE/SHOWER ROOM Self contained shower cubicle with fitted shower, white wash hand basin and close coupled WC, water proof and tiling to walls and floor, spotlights to ceiling

BEDROOM THREE 11'00" x 10'5" Double glazed leaded light window to front, picture rail, radiator

BEDROOM FOUR 8'7" x 10'00" Double glazed window to rear, radiator and guest wash hand basin

BATHROOM Having a white suite comprising of spa bath, wash hand basin set into a vanity unit, close coupled WC, feature tiling to walls, double glazed opaque windows to front and side, ladder style radiator/towel rail

REAR GARDEN The perfect compliment to this house is the very generous garden with fields to one side and rear, large patio with timber decked area to front, gate leading to a detached garage, further patio area and wrought iron double opening gates to front, three sheds, superb wrap around lawn with electric double opening gate to side, fencing and hedging to borders and BBQ shelter



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:

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.)

COUNCIL TAX BAND:

F

FIXTURES & FITTINGS:

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

DOUBLE GARAGE (please check the suitability of this garage for your own vehicle) Door to rear, double glazed opaque window



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

