

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A beautifully extended and enhanced throughout
- ◆ Amazing room sized
- ◆ Enclosed porch and entrance hall
- ◆ Sitting room and very generous family lounge
- ◆ Gorgeous dining kitchen
- ◆ Double sized master bedroom with en-suite
- ◆ Three further double bedrooms
- ◆ Bathroom
- ◆ Fore garden offering multiple parking
- ◆ Rear and side garden



28 Dunvegan Road, Birmingham, B24 9HQ ~ Offers around £435,000

This is an immaculate, beautifully enhanced and extended traditional styled freehold property that is located on a very popular residential road close to many local amenities. This amazing home is stunning throughout and offers the most amazing interiors. Very briefly it offers an enclosed porch, lovely welcoming entrance hall, sitting room with feature media wall, very large family lounge with double opening doors leading to a dining kitchen to be proud of, including a comprehensive range of units, gorgeous feature splash back and superb dining area with double doors out to garden. To the first floor is an excellent landing space and much larger than average master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a well manicured side and rear garden. It will be one very lucky buyer who gets to live here. Council tax band C and EPC rating C.

Access is via a brick blocked fore garden offering multiple parking space and Mediterranean style planted beds

ENCLOSED PORCH Double glazed leaded light window to front and side, double glazed stained glass door, tiled floor, display shelves to either side and timber glazed reception door into

HALLWAY Staircase to first floor with glazed insets, spotlights to ceiling, vertical radiator, timber effect floor, stone effect feature to part walls, door into cloaks cupboard and doors into kitchen, utility, door into sitting room and

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, tiling to part walls and floor, extractor fan

FAMILY LOUNGE 26'3" max into bay 23'6" min x 10'5" max 9'3" min to chimney breast An incredibly generous living room with double glazed leaded light bay window to front, two radiator, feature wood blocked wall and wall light points, timber effect floor, double opening door to Dining Kitchen

SITTING ROOM 15'4" max into bay 13'3" min x 10'3" Double glazed leaded light bay window to front and double glazed leaded light window to side, timber backed medial wall with fitted living flame effect fire, timber effect floor, wall light points

DINING KITCHEN 27'6" x 13'6" max 8'9" min A substantial kitchen with a range of light grey fitted units to include drawer, base and eye level cupboards, granite work surfaces and up stands, etched drainer, one and half bowl sink, tiled splash backs, under galley lighting, integrated dish washer, five ring gas hob with extractor hood over, double oven/grill combination, fitted microwave, housing for American style fridge freezer, two double glazed leaded light windows to side and tiled floor that continues to dining area, double glazed double doors and double glazed windows to side, stained stone effect feature wall, under floor heating

UTILITY Having a range of base and wall mounted units, work surface, stainless steel sink and drainer, double glazed leaded light window, work surface and tiling to splashbacks, wall mounted gas central heating boiler, tiled floor

FIRST FLOOR LANDING A large landing space with radiator and doors into

MASTER BEDROOM SUITE 20'10" max into bay 18'0" min x 10'3" A very large double bedroom with double glazed leaded light bay window to front, double glazed leaded light window to side, radiator, over head lights and door into

ENSUITE Having a double sized shower cubicle with overhead shower and rinser aid, pedestal wash hand basin and close coupled WC, elegant tiling to part walls and floor, radiator, double glazed opaque leaded light window

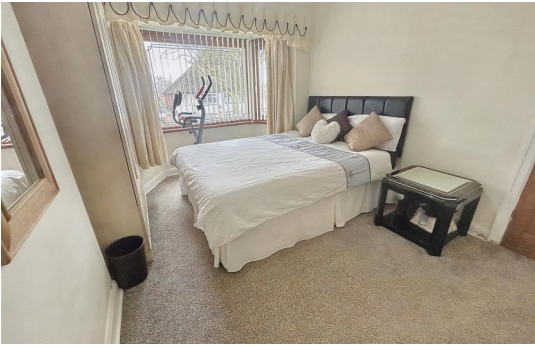
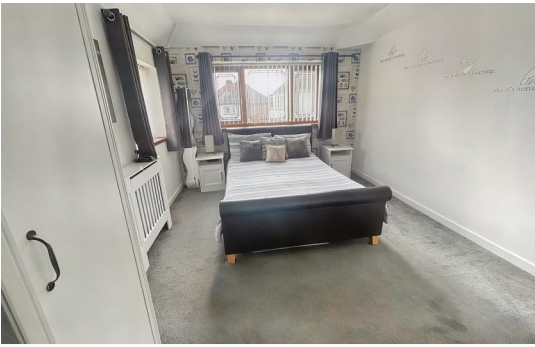
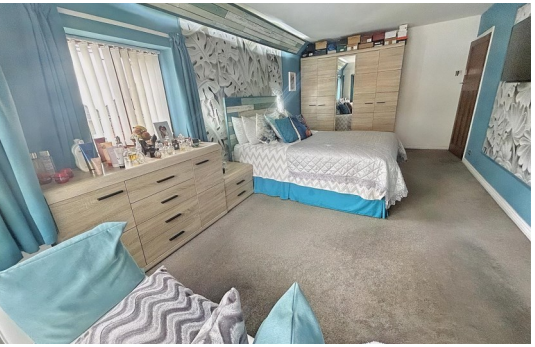
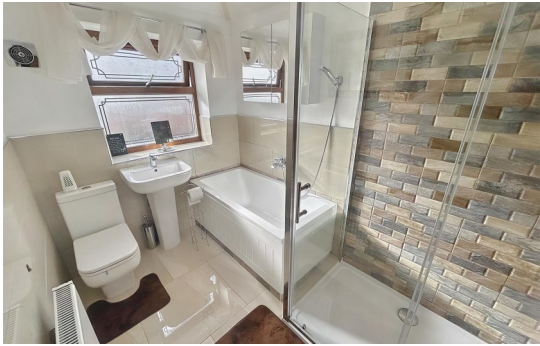
BEDROOM TWO 14'0" x 10'5" Double glazed leaded light window to rear and side, radiator

BEDROOM THREE 12'10" x 10'6" max 9'3" min to chimney breast Double glazed leaded light windows to rear, radiator

BEDROOM FOUR 13'1" max into bay 10'6" min x 10'0" max 8'10" min to chimney breast A fourth double bedroom with double glazed leaded light bay window to front, radiator

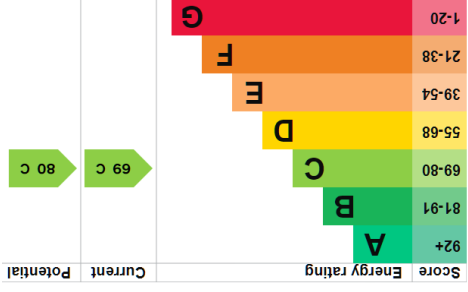
BATHROOM Having a white suite comprising of panelled bath with shower attachment, pedestal wash hand basin, close coupled WC, double sized shower cubicle with overhead shower and rinser aid, tiling to part walls and floor, radiator, double glazed leaded light opaque window

GARDEN A lovely rear and side garden beautifully manicured and easy to maintain, including and abundance of flowering and verdant trees and shrubs, paving and artificial lawn



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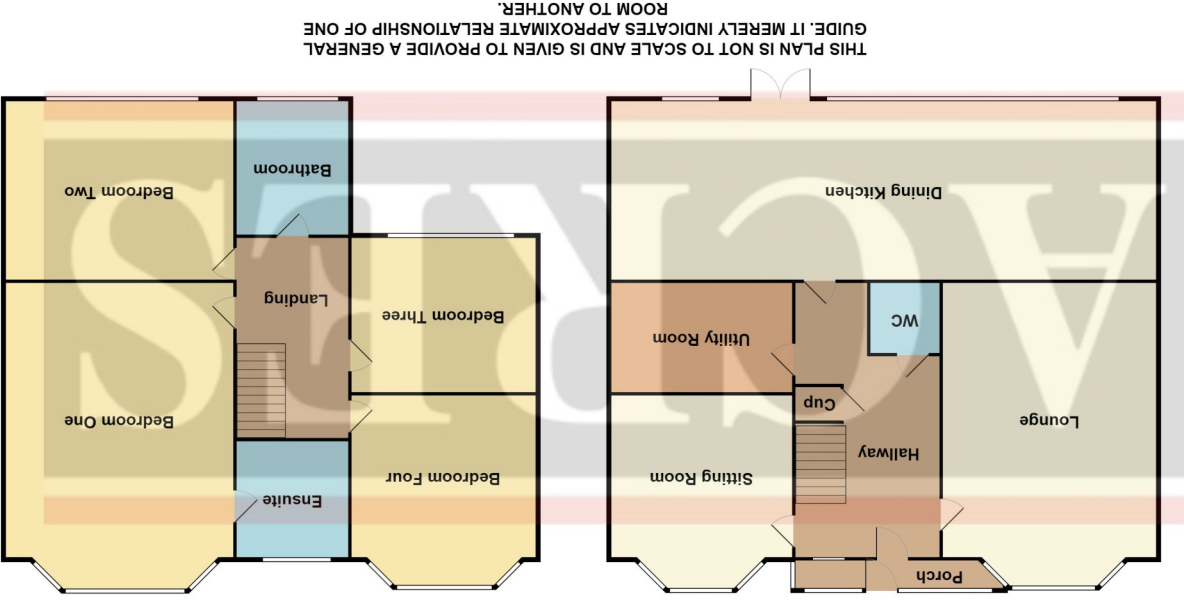




TENURE:

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.)
 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.