

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An amazing spacious family residence
- ◆ Vestibule and entrance hall
- ◆ Family Lounge
- ◆ Sitting/Dining Room
- ◆ Breakfast Kitchen, separate utility and guests cloakroom
- ◆ Three bedrooms and bathroom to the first floor
- ◆ Double bedroom and large store to the second floor
- ◆ Deep brick blocked fore garden
- ◆ Very long rear garden
- ◆ Viewing is essential to appreciate all that is on offer



510 Chester Road, Sutton Coldfield, B73 5HL ~ Offers around £400,000

If you are looking for a very large period style, freehold property look no further, the features and accommodation at this incredible home offers the following, Vestibule entrance, hallway, family lounge with open fire, sitting room, large breakfast kitchen, utility room and guests cloakroom. To the first floor are three excellent double bedrooms and family bathroom and to the second floor is a fourth double bedrooms and large store room that could potentially be a fifth bedroom. Outside is a deep brick blocked fore garden and to the rear is the most amazing garden with patio to fore and side long lawn with an abundance of flowering and verdant trees and shrubs plus another large natural garden area to far rear. This really is a wonderful family home offering so much both inside and out. Viewing is essential to appreciate. Council tax band C and EPC rating D.

Access is via a deep brick blocked fore garden

VESTIBULE Timber door, stained glass transom above, door into:

HALLWAY Checked tiled floor, radiator, staircase to first floor

LOUNGE 15'8" max into bay 12'10" min x 11'10" max 11'00" min to chimney breast Double glazed bay window to front, deep coving to ceiling, period style radiator, traditional style fire surround with open grate and monochromatic hearth, built in storage and display shelves to recesses, timber effect floor

SITTING ROOM/DINING ROOM 13'10" x 12'0" max 11'00" min to chimney breast Double glazed window to rear, fire surround with decorative tiled cheeks and living flame effect fire, access into under stairs store cupboard, timber effect floor, radiator

BREAKFAST KITCHEN 17'6" min 18'10" max x 9'6" An excellent breakfast kitchen with a range of modern style units to include drawer, base and eye level cupboards, integrated dish washer, space for American style fridge freezer, five ring gas hob with extractor hood over, double oven/grill combination, stylish work surface, etched drainer and upstands, one and half bowl sink, double glazed window to side, spotlights to ceiling, vertical radiator, tiled floor and space for breakfast table and chairs, door into

UTILITY 13'10 max 7'0" min x 8'8" max 5'0" min Space and plumbing for washing machine, space for other white goods, drawer, base and eye level cupboards, worksurface, tiled splash back, double glazed window to rear and side, double glazed door to garden, door into

GUEST CLOAKROOM White close coupled WC, wash hand basin, tiled splash back and floor, double glazed opaque window, radiator

FIRST FLOOR LANDING

BEDROOM ONE 17'8" max 16'7" min to chimney breast x 12'10" Two double glazed windows to front, coving to ceiling, two period style radiator, ornate original style fire surround

BEDROOM TWO 10'10" x 14'8" max 13'7" min Double glazed window to rear, exposed timber floor, radiator

BEDROOM THREE 8'10" 13'8" max into door well x 9'10" Double glazed window to rear, dado rail, period style radiator

BATHROOM White suite comprising of panelled bath, wash hand basin set into a vanity unit, close coupled WC, self contained shower cubicle with fitted shower, grey toned tiling to part walls, chrome ladder style radiator/towel rail, double glazed opaque window, spotlights to ceiling

SECOND FLOOR LANDING Doors into

BEDROOM FOUR 17'10" max 16'8" min x 13'5" max into window 9'8" min An excellent double bedroom with double glazed window to front, exposed timber floor, radiator,

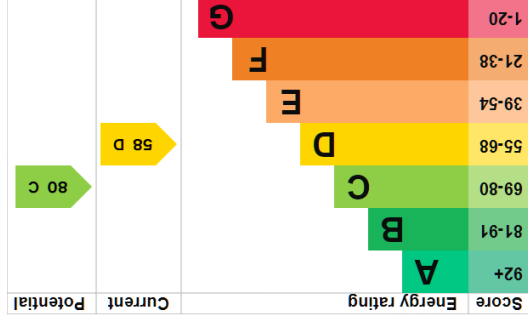
LARGE STORE Area to side with potential to create further bathroom

REAR GARDEN Paved patio to side and gate to fore, timber shed leading to a lovely seating area with timber pagoda and mature shading, wisteria long lawn with an abundance of verdant flowering trees and plants, plus a further large area of garden to far rear



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:**

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.

