

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An incredible period style property
- ◆ Beautifully enhanced and extended
- ◆ Vestibule and welcoming entrance hall
- ◆ Lovely family lounge
- ◆ Formal dining room
- ◆ Amazing extended living kitchen with fitted kitchen and family area
- ◆ Bi-folding doors to garden
- ◆ Three double bedrooms and dressing room/Study plus family bathroom
- ◆ Fore garden offering parking space
- ◆ Rear garden with wonderful views



41 Maney Hill Road, Sutton Coldfield, B72 1JL ~ Offers around £550,000

Stunning is the only way to describe this beautiful period style, freehold property that has been extended and beautifully enhanced by the current Vendors. Marring period features with modern day living. The interiors are superb and very briefly include vestibule entrance, welcoming entrance hall, guests cloakroom, lovely family lounge, formal dining room and the most incredible living kitchen offering a comprehensively fitted kitchen with large island leading to a family area with full height bi-folding doors to rear garden offering gorgeous rear views. To the first floor is an excellent landing space three fantastic double bedrooms and a fourth room that would be ideal as a study, dressing room or playroom. plus a modern bathroom with white suite. Outside is a fore garden offering parking space and to the rear is a timber decked patio with steps leading down to a lawned garden and lovely open views. Viewing is essential to appreciate what a wonderful family home this is. Council Tax Band D. EPC to be confirmed.

Access is via a timber reception door, numbered transom over into

VESTIBULE Minton tiled floor leading to a timber and stained glass reception door with transom above

HALLWAY Bordered tiled floor, decorative archway, picture rail, vertical radiator, newel and balustrade staircase to first floor, doors into

GUEST WC Close coupled WC, tiling to part walls and floor

LOUNGE 13'5" max into bay 11'4" min x 12'6" max 11'8" min to chimney breast Bay window to front with stained glass with top lights, period style radiator, wood burning stove, coving and medallion to ceiling, picture rail, exposed timber floor

DINING ROOM 12'6" x 10'5" Coving and medallion to ceiling, picture rail, timber fire surround, open fire, decorative tiled cheeks, exposed timber floor, double opening doors into

LIVING KITCHEN 28'7" 13'0" max An incredible room offering perfect modern day living

KITCHEN AREA Having a comprehensive range of units to include, drawer, base and eye level cupboards, large central island with storage below, fitted one and half bowl sink and etched drainer plus breakfast bar, five ring gas hob with extractor hood over, two ovens and fitted microwave, built in washer dryer, cupboard housing wall mounted gas central heating boiler, composite work surfaces, matching splash backs, over sized tiled floors, vertical radiator, integrated fridge, freezer and dishwasher, boiling hot water tap, pyramid style lantern roof light

LIVING AREA Radiator, full height bi-folding doors to rear, double glazed window to side, spotlights to ceiling, pyramid style lantern roof light

FIRST FLOOR LANDING Coving and loft access, picture rail, doors into

BEDROOM ONE 11'6" x 11'1" 10'3" min to chimney breast Windows to front, stained glass top lights, period style radiator, original style fire surround, coving and medallion to ceiling, picture rail

BEDROOM TWO 12'6" x 10'6" 9'7" min to chimney breast Double glazed window to rear, medallion to ceiling, picture rail, original style fire surround, tiled hearth

BEDROOM THREE 11'10" max into door well 8'10" min x 9'1" Double glazed window to rear, medallion to ceiling, picture rail, period style radiator

STUDY/DRESSING ROOM 8'5" x 4'6" Window to front, stained glass top light, period style radiator

BATHROOM White suite comprising of panelled bath with shower over, wash hand basin set into a vanity unit, close coupled WC, period style radiator, tiling to walls, decorative tiled floor, double glazed window to side,

REAR GARDEB Decked balcony to fore with steps down to a lawned garden with hedging and fencing to boundaries



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.)

