

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- ◆ This is an incredible period style property
- ◆ Ideally located close to many amenities
- ◆ Vestibule, entrance hall and access to Cellar, Guests Cloakroom
- ◆ Lounge, Sitting Room and incredible Family Room
- ◆ Comprehensively fitted kitchen, utility and rear Conservatory
- ◆ Three bedrooms to the first floor all with en-suites
- ◆ Three bedrooms to the second floor and Shower Room
- ◆ Brick blocked fore garden offering multiple parking
- ◆ Long Rear Garden
- ◆ Absolutely wonderful family home.



***148 Station Road, Sutton Coldfield, B73 5LD ~ Offers around £875,000***

Acres are delighted to offer for sale this immense freehold, period style property, situated on this ever popular residential road that is close to the bustling Boldmere high street, close to railway station and having schools for all ages near by. Offering a wealth of lovely features and incredible interiors throughout. This lovely home includes, vestibule entrance, large welcoming hallway, door to cellar, lounge, sitting room, wonderful and very large family room, guests cloakroom, large comprehensively fitted kitchen, separate utility and conservatory over looking the garden. To the first floor are three double bedrooms all with en-suites, plus three further bedrooms to the second floor and a shower room. Outside to the front is a brick blocked fore garden offering multiple parking space and to the rear is a large garden with both patio, long lawn plus an abundance of flowering and verdant trees and shrubs. Viewing should be considered a priority to appreciate all that is on offer. Council tax band E. EPC rating D.

Access is via a brick blocked fore and side garden offering multiple parking spaces, space leading into an open

**CANOPY PORCH** Timber door with stained glass transom over, into

**VESTIBULE** Coving to ceiling, minton style floor, timber stained glass reception door with glazed panels to side and transom above

**ENTRANCE HALL** A very dramatic entrance with decorative archway, newel and balustrade staircase to first floor, double glazed window to side, dado rail, two radiators and doors down to cellar and further doors into sitting room, Lounge, Family room and walk in cloaks cupboard, double glazed door to side

**SITTING ROOM 16'0" max into bay 13'10" min x 13'7" max 13'2" min to chimney breast** Double glazed bay window to front, deep coving and medallion to ceiling, picture rail, radiator, classically styled fire surround with marble back and hearth plus living flame effect gas fire

**FAMILY LOUNGE 16'6" max 14'0" min x 15'5" max 14'6" min to chimney breast** A delightful living room with double glazed double opening doors to garden, deep coving and medallion to ceiling, picture rail, fire surround with marble back and hearth, fitted gas fire

**FAMILY ROOM 22'0" x 11'6"** An incredibly generous reception room with four double glazed windows, radiator, grey toned flooring, open access into kitchen and door into

**INNER LOBBY** Double glazed window to front, radiator, grey toned floor and door into

**GUEST CLOAKROOM** White close coupled WC, pedestal wash hand basin, tiling to part walls and floor, chrome ladder style radiator/towel rail, window

**KITCHEN 17'7" x 11'8"** A comprehensively fitted kitchen with a range of drawer, base and eye level cupboards, contrasting work surface and mosaic style tiling to splash back, range style oven with extractor hood over, housing for American style fridge freezer, stainless steel sink and drainer, integrated dishwasher, two double glazed windows to side, coving and spotlights to ceiling, radiator, tiling to floor, double glazed doors to conservatory and open access into

**UTILITY 13'3" x 6'1"** An excellent utility room with space and plumbing for washing machine, space for other white goods, cupboard housing wall mounted gas central heating boiler, tiled floor, radiator, double glazed window to rear,

**CONSERVATORY 17'0" x 12'3"** A very large conservatory with double glazed windows to sides and rear, grey toned flooring, two radiators, double glazed door to side

**FIRST FLOOR LANDING** An excellent landing space with staircase to second floor, two radiator, picture rail, double glazed window to side and doors into

**MASTER BEDROOM 13'9" x 12'0" min to wardrobe front 13'10" max into wardrobes** Modern style wardrobe system to one side, two double glazed windows, radiator, doors into

**EN-SUITE 10'0 x 4'8"** P shaped spa/jacuzzi bath with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, tiling to walls and floor, double glazed patterned window

**BEDROOM TWO/GUEST SUITE 14'1" max 9'1" min x 15'8" max 14'6" min to chimney breast** Double glazed window to rear, radiator, door into

**ENSUITE** Shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, tiling to walls and floor

**BEDROOM THREE 17'0" max 8'5" min x 11'7" max 6'5" min** Double glazed window to rear, radiator, built in wardrobes, door into

**EN-SUITE** Having a corner bath with shower attachment, wash hand basin set into a vanity unit, close coupled WC, double glazed patterned window, tiling to walls and floor

**SECOND FLOOR LANDING** Having a large landing space, access to loft space (fully boarded), double glazed window and doors into

**BEDROOM FOUR 14'4" max 11'3" min x 13'10" max 13'0" min to chimney breast** Double glazed window to front, radiator

**BEDROOM FIVE 12'5" max 11'4" min x 11'0" max 9'2" min** Double glazed window to rear, built in wardrobes

**BEDROOM SIX 14'1" x 5'0"** Double glaze roof window

**SHOWER ROOM** Self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, double glazed window, ladder style radiator/towel rail, wall mounted gas central heated boiler

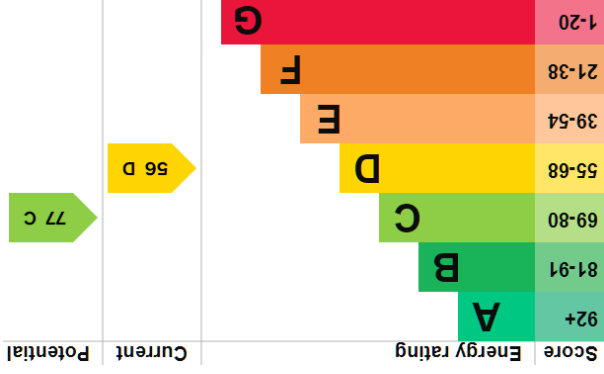




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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:**

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.



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