

# ACRES

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- ◆ Incredible period style property that has been extended and enhanced over the years
- ◆ Wonderful high ceilings and quirky features plus excellent room sizes throughout
- ◆ Very generous sitting/dining room
- ◆ Lovely family lounge
- ◆ Fitted breakfast kitchen and a fabulous family room with lantern styled roof line
- ◆ To the first floor are four double bedrooms
- ◆ Bathroom with both roll top bath and shower cubicle
- ◆ Amazing outdoor space with deep fore garden
- ◆ This really is an amazing property that you need to enter to appreciate all that is on offer



***20 Maney Hill Road, Sutton Coldfield, B72 1JL ~ Offers around £590,000***

Wow is the only way to describe this incredible, freehold period style property that has been extended and enhanced over the years. The interiors are amazing offering wonderful high ceilings and quirky features plus excellent room sizes throughout. The property needs to be viewed internally to appreciate all that it has on offer but very briefly includes, enclosed porch, amazing entrance hall with vertical stained glass windows to front and side, guests cloakroom, very generous sitting/dining room, lovely family lounge, with walk in cupboard used currently as a study area, extended comprehensively fitted breakfast kitchen and a fabulous family room with lantern styled roof line. To the first floor are four double bedrooms and a bathroom with both roll top bath and shower cubicle. Outside it continues to offer amazing space to the front is a very deep fore garden with lawn, trees and shrubs and long driveway offering multiple parking and leading to decorative double opening gates that take you to a garage and courtyard. To the rear is the perfect compliment with patio to fore and steps with cascading flower beds to one side taking you up to a very large lawned garden. This really is an amazing property that you need to enter to appreciate all that is on offer .Council tax band E and EPC rating D.

Access is via a very deep fore garden with lawn, planted trees and shrubs, plus brick blocked driveway for multiple cars leading to decorative double opening gates, EV charging point to side

**ENCLOSED PORCH** Double glazed window to front, timber door, radiator, timber stained glass reception door with incredible stained glass windows to both front and side

**HALLWAY** Turning newel and balustrade staircase to first floor, coving to ceiling, dado rail, window to rear and doors into Dining room, Lounge and

**GUEST CLOAKROOM** Having a white close coupled WC, wash hand basin, radiator, double glazed opaque window

**DINING ROOM 17'8" max into bay 14'1" min x 15'10"** A very generous dining/sitting room with double glazed bay window to front, with double opening doors, coving and medallion to ceiling, picture rail, radiator, classically styled fire surround with fitted wood burning stove and timber effect floor

**LOUNGE 17'0" x 12'0" min 15'0" max into bay** Double glazed sash style window to side, further double glazed window and feature leaded light window, coving to ceiling, radiator, wood burning stove, door into walk in store cupboard currently used as a study, further door into

**BREAKFAST KITCHEN 19'8" max 16'5" min x 12'6" max** A very spacious light and airy kitchen with a arrange of modern style high gloss units to include drawer, base and eye level cupboards, integrated dish washer, built in cupboard housing wall mounted gas central heating boiler, space for American style fridge/freezer, double opening doors into walk in storage cupboard, five ring gas hob with stainless steel splash back and extractor fan over, double oven and grill combination, stainless steel one and half bow sink and drainer, radiator, worksurface with matching breakfast bar, mosaic style tiling to splash back, wine rack, double glazed windows to side, rear and front, stable style door out to courtyard, spotlights to ceiling, tiled floor that continues through to

**FAMILY ROOM 16'9" x 9'9" max 7'6" min** Having double glazed bi-folding doors to garden, spotlights to ceiling plus lantern style roof light, radiator, doors into

**STORAGE AREA** With door to garden and open access through to

**GARAGE 13'1" x 10'11" min (please check the suitability of this garage for your own vehicle)** Double opening doors to front, space and plumbing for washing machine, base and wall mounted units, stainless steel sink and drainer, light and power

**FIRST FLOOR LANDING** Access to loft space, coving to ceiling and doors into

**BEDROOM ONE 14'2" max 11'1" min x 13'10" min to wardrobe front 15'8" max** Double glazed sash style window to front, deep coving to ceiling, fitted wardrobe system with wardrobes, storage cupboard and dressing table, radiator

**BEDROOM TWO 13'8" max 10'1" min x 12'0" max** Two double glazed windows to rear , coving to ceiling, radiator

**ENSUITE** Having a generous shower cubicle with fitted shower, pedestal wash has basin, close coupled WC, tiling to part walls, spotlights to ceiling, chrome ladder style radiator/towel rail

**BEDROOM THREE 13'10" x 9'0" max 8'2" min to chimney breast** Double glazed sash style window to front, radiator, access to loft space

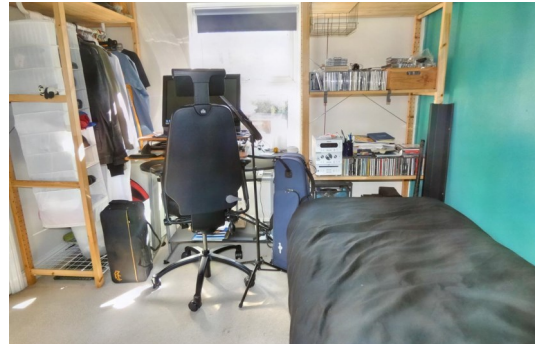
**BEDROOM FOUR 10'1" x 9'1"** A forth double bedroom with double glazed window to rear and double glazed sash style window to front, radiator

**BATHROOM** Having a white suite including claw footed roll edge bath with telephone attachment, wash hand basin set into a vanity into, close coupled WC, large shower cubicle with overhead shower and rinser aid, spotlights to ceiling, tiling to part walls and floor, double glazed opaque window, chrome ladder style radiator/towel rail

**REAR GARDEN** Patio to fore with flower beds and steps up to an incredibly long lawn with an abundance of flowering and verdant trees and shrubs throughout

**COURT YARD** Being brick blocked, with double opening gates to front, archway and access to garage front

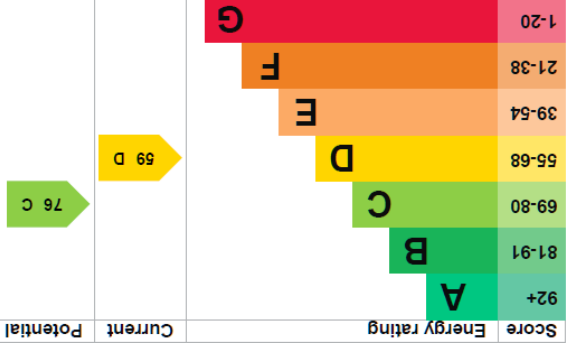




FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



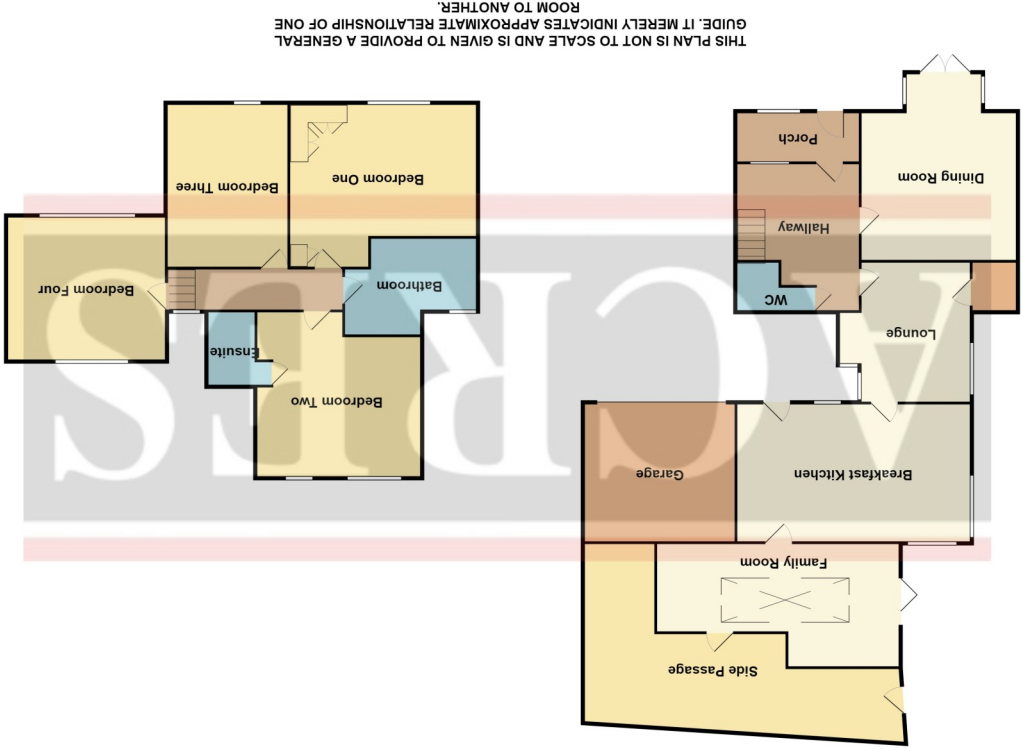




**TENURE:**

**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.)  
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 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.