

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful generous, period style property
- ◆ Wonderfully located in the heart of Boldmere
- ◆ Welcoming entrance hall with door to cupboard and cellar
- ◆ Dual aspect living/dining room with door to the garden
- ◆ Large comprehensively fitted kitchen
- ◆ Dining Room
- ◆ Three excellent bedrooms
- ◆ En-suite shower room and family bathroom
- ◆ Fore garden offering parking space
- ◆ Incredible rear garden with an abundance of trees and shrubs.



149 Boldmere Road, Sutton Coldfield, B73 5UL ~ Offers around £395,000

Welcome to this charming freehold property located on Boldmere Road in this sought-after area of Sutton Coldfield. Situated close to a thriving high street, this property provides easy access to a variety of shops, cafes, and other amenities including schools and the Cross City Railway line, making it convenient for daily errands and leisurely outings. The interiors are superb and include welcoming entrance hall with a door into a cloaks cupboard and access to the cellar offering excellent storage space, an amazing dual aspect living room with access to the garden creating an inviting atmosphere. Large fitted kitchen leading to a superb dining room with garden views. To the first floor are three excellent bedrooms, the master having an en-suite shower room and a family bathroom. Outside is a pretty fore garden offering parking space and door to side passageway offering excellent storage space and to the rear is a large mature garden that is perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying a peaceful retreat. Whether you're looking for a family home or a place to entertain guests, this property offers a perfect blend of comfort and sophistication. Don't miss the opportunity to make this house your home in the heart of Sutton Coldfield. EPC rating D. Council tax band C.

Access is via: A brick blocked and planted fore garden, offering parking and leading to a double glazed reception door with double glazed half moon transom above and open access to :

HALLWAY Having coving and matwell, decorative archway to part walls, timber effect floor, dado rail, radiator, spotlights to ceiling, door into cloakroom cupboards with door down to cellar

THROUGH LOUNGE/DINING ROOM 24'7" x 12'9" max 10'2" min Having double glazed leaded light bow bay window to front, coving and spotlights to ceiling, ceiling rose, two radiators, double glazed vertical window and door to rear, timber effect floor, stylish fire surround with fitted living flame effect fire

KITCHEN 15'1" x 9'8" Double opening doors into a generous comprehensively fitted kitchen with a range of cream high gloss units to include drawer, base and eye level cupboards, basket storage, space and plumbing for washing machine and dishwasher, space for fridge freezer, four ring gas hob with extractor hood over, double oven/grill combination, stainless steel one and half bowl sink and drainer, open display and glazed display with inset lighting, under galley lighting and spotlights to ceiling, double glazed window to side, wall mounted gas central heating boiler, tiling to splash backs and floor, part panelling to wall, radiator and door to garden

DINING ROOM 10'7" x 7'5" Double glazed window to rear and side, radiator, spotlights to ceiling

FIRST FLOOR LANDING Dado rail, access to loft space, door into walk-in storage and doors into

MASTER BEDROOM SUITE 12'3" x 13'2" max 11'4" min to wardrobe front Double glazed window to rear, radiator, fitted his and hers double wardrobes with central dressing table which includes drawers with over head storage, door into

ENSUITE Self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, tiling to part walls, radiator, extractor fan

BEDROOM TWO 12'00" x 12'00" max 11'1" min to chimney breast A second excellent bedroom with leaded light window to front, radiator

BEDROOM THREE 9'0" max 7'2" min to wardrobe front x 7'10" A third bedroom with double glazed leaded light window to front, radiator, built in double wardrobe and overhead storage

BATHROOM A suite comprising of corner bath with electric shower over, pedestal wash hand basin and close coupled WC, complimentary tiling to part walls, radiator, double glazed patterned window, extractor fan



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



