

ACRES
Collection



2 Barrack Close, Sutton Coldfield, B75 7HB — Overs Over £800,000

OFFERS OVER - £800,000

Welcome to Barrack Close, Sutton Coldfield - a truly exquisite property that exudes elegance and sophistication. This stunning detached house boasts five spacious bedrooms, perfect for a growing family or those who love to entertain guests. Situated in a sought-after location, this executive-styled property offers a modern design that is beautifully presented throughout. With ample space spanning over three floors, this home provides very large living areas for you to enjoy and create lasting memories with your loved ones. The interiors very briefly include an excellent entrance hall, guests cloakroom, beautifully presented living rooms that include a lounge with entertaining doors to dining room, superb orangery and a sitting room/study with access up to a hideaway, stunning dining kitchen with an array of white high gloss units, breakfast bar and space for dining furniture, bi-folding doors out to garden plus a spacious fitted utility room. To the first floor are four double bedrooms, one with en-suite and two with a jack and jill bathroom. Then to the second floor is an amazing master bedroom suite with a much larger than average bedroom, study/storage area, fitted dressing room and luxury en-suite shower room. Outside is a very large fore garden with lawns, driveway to multiple parking space, bin store, and storage. To the rear is a garden with patios, raised lounging area and lawn. Whether you're looking for a peaceful retreat or a place to host gatherings, this property has it all. Don't miss the opportunity to make this house your home and experience the luxurious lifestyle it has to offer. EPC rating C. Council tax Band F.



Access is via a very large fore garden with lawns and brick block driveway plus picket style fencing, double opening and pedestrian gates to front, double glazed reception door with double glazed vertical opaque windows to either side

ENTRANCE HALLWAY A very welcoming entrance with staircase to first floor, door into under stairs storage cupboard, spotlights to ceiling, inset mat well, amtico flooring, radiator, doors into Lounge, Dining room, Kitchen, Family room and

GUEST CLOAKROOM Having a white close coupled WC, table top sink set into a vanity unit, tiling to walls, spotlights to ceiling, chrome ladder style radiator/towel rail, double glazed opaque window

LOUNGE 18'6 max into bay x 13'1" Double glazed bay window to front, minster style fire surround, amtico floor, coving to ceiling, two radiators



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DINING ROOM 9'0" x 13'1" A wonderful formal dining room with coving to ceiling, radiator, Amtico flooring, entertaining doors through to Lounge, double opening doors into

ORANGERY 12'5" x 13'4" Double glazed windows to rear and side, double glazed double opening doors, spotlights to ceiling, glazed roof and Amtico flooring, vertical radiator

DINING KITCHEN 9'2" min 15'4" max x 19'9" max A beautiful comprehensively fitted family sized kitchen with a range of high gloss soft close units to include, drawer, base and larder style cupboards, integrated fridge and freezer, dish washer, contrasting quartz work surface, breakfast bar, upstands and window sill, five ring gas hob (Siemens) with Siemens extractor hood over, electric oven, microwave/second oven, instant hot water and filter drinking tap and stainless steel one and half bowl sink and etched drainer, double glazed window to rear, tiled floor with under floor heating, space for breakfast table and chairs, double glazed bi-folding door to garden, courtesy door to sitting room and door into

UTILITY A very generous utility with a range of grey toned high gloss units to include, larder style cupboards, base and wall mounted cupboards with integrated wine rack, quartz work surface with etched drainer, one and half bowl sink, tiling to part walls, laminated splash back, tiled floor with under floor heating, vertical radiator, double glazed door to side

SITTING ROOM 15'3" x 8'1" min 8'4" max Having a double glazed window to front, coving to ceiling, radiator, wall mounted ladder leading to a hideway area with double glazed roof light

FIRST FLOOR LANDING Double glazed window to front, radiator, spotlights to ceiling, door into airing cupboard and doors into

BEDROOM TWO/GUEST SUITE 13'0" max into bay 11'5" min x 14'1" max 12'2" min to wardrobe front Double glazed bay window to front, radiator, built in his and hers double wardrobes, door into

ENSUITE Having self contained shower cubicle with overhead shower and rinser aid, pedestal wash hand basin, close coupled WC, elegant tiling to walls and floor, radiator, double glazed opaque window



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM THREE 16'10" max x 9'3" max 6'10" min Two double glazed windows to rear, two radiators, built in double wardrobe, door into

INNER HALLWAY With courtesy door to bedroom four and door into Jack and Jill bathroom

BATHROOM Having a white P shaped bath with overhead shower and rinser aid, pedestal wash hand basin, close coupled WC, tiling to walls and floor, chrome ladder style radiator/towel rail, double glazed Velux roof window

BEDROOM FOUR 14'8" max into window 10'7" min to wardrobe front x 8'10" Double glazed window to front, built in double wardrobe, radiator

BEDROOM FIVE 9'4" x 12'5" A fifth double bedroom with double glazed window to rear, radiator, door into built in wardrobe/storage

FAMILY BATHROOM Having a white suite comprising of panelled bath with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, tiling to walls with decorative mosaic style boarder, tiling to floor, chrome ladder style radiator/towel rail, spotlights to ceiling, double glazed opaque window

SECOND FLOOR

MASTER SUITE An incredible suite

BEDROOM 15'10" max x 16'10" max 13'6" min A very large double bedroom with double glazed window to rear and double glazed velux roof window to front, radiator, access into storage/dressing area with double glazed triangular window to front, access into under eaves storage

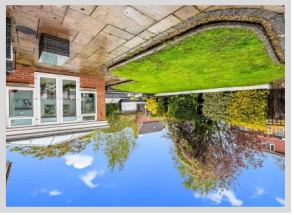
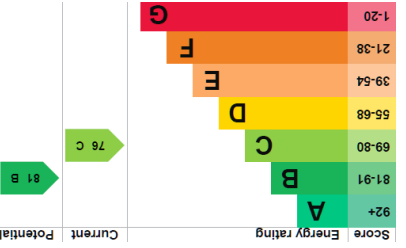
DRESSING ROOM Every persons dream to have a fabulous dressing room with wardrobes, shoe closet, chest of drawers, vanity table, double glazed window and door into

ENSUITE A luxury ensuite with walk in wet and dry shower with overhead shower and rinser aid, twin circular wash hand basin with water fall style taps and set into a vanity unit, close coupled WC, double glazed velux roof light window, tiling to walls and floor, chrome ladder style radiator/towel rail

REAR GARDEN An incredible garden with patios, plus a raised composite lounging area with hot tub, lawn, planted borders, gated access to one side and two storage areas to opposite side







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

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, 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.