

# ACRES

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- ◆ A beautifully presented and extended property
- ◆ Located on a wonderful residential road
- ◆ Entrance hall
- ◆ Dining Room leading to an extended Lounge
- ◆ Reception room (formally the garage)
- ◆ Modern styled high gloss kitchen
- ◆ Utility and guests cloakroom
- ◆ Three Generous Bedrooms and bathroom
- ◆ Fore garden offering multiple parking
- ◆ Large well tended Garden



***35 Denholm Road, Sutton Coldfield, B73 6PN ~ Offers around £450,000***

Welcome to Denholm Road in Boldmere. This spacious freehold and extended house very briefly includes, entrance hall, Dining Room with entertaining doors through to an extended lounge, modern fitted kitchen with a comprehensive range of white high gloss units, utility and guests cloakroom plus a further multifunctional reception room ideal for a study, ground floor bedroom etc. To the first floor are three generous bedrooms and bathroom with white suite. There is ample space for a growing family or visiting guests. To the front is a large fore garden offering multiple parking space and to the rear you'll find a large garden, perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding in your own private outdoor oasis. Don't miss the opportunity to make this large extended semi-detached house your new home. With its desirable location and abundance of space, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Denholm Road. EPC rating D. council tax band D.

Access is via: A brick blocked fore garden with planted area to fore

**ENCLOSED PORCH** Having double glazed panels to front and side plus central door, tiled floor, timber and glazed reception door into:

**HALLWAY** Having coving to ceiling, timber effect floor, radiator, newel balustrade staircase to first floor, doors into: dining room, lounge, kitchen,

**DINING ROOM 15'5" max into bay 12'0" min x 11'01" max 9'11 min to chimney breast** Having a double glazed bay window to front, coving to ceiling, radiator, inset living flame effect fire with fire surround, double opening multi paned entertaining doors to:

**LOUNGE 20'6" x 11'1" max 9'11" min to chimney breast** A lovely bright extended living room, inset living flame effect fire and fire surround, radiator, double glazed patio doors to garden, further door into:

**KITCHEN 17'3" 6'11" min x 12'6" max 6'4"** Having a range of white high gloss units to include drawer, base and eye level cupboards with fitted electric oven / grill combination, four ring electric hob with extractor hood over, contrasting work surface, splash back and upstands, tiling to splash back, integrated dishwasher, etched drainer and one and half bowl sink under the double glazed rear window, spotlights to ceiling, radiator, space for double sized fridge/freezer, door into under stairs storage cupboard, tiling to floor and doors into

**UTILITY ROOM 7'5" x 7'4"** Space and plumbing for washing machine and dryer, opaque glazed windows and door to side, radiator, tiled floor, door into guest cloakroom and

**SITTING ROOM/BEDROOM FOUR (formally the garage) 13'9" x 7'4"** Double glazed bow bay window to front, grey toned timber effect floor, radiator

**GUEST CLOAKROOM** Close coupled WC, wall mounted wash had basin with tiled splash back, double glazed opaque glazed window, wall mounted gas central heating boiler,

**FIRST FLOOR LANDING** Double glazed opaque window to side, door into

**BEDROOM ONE 15'5" max into bay 11'11" min x 11'1" max** Double glazed bay window to front, radiator

**BEDROOM TWO 15'2" max into bay 12'8" min x 11'2" max** A second double bedroom with angled bay window to rear, radiator to rear

**BEDROOM THREE 11'11" max 7'11" min x 10'9" max (some restrictive head room)** A third double bedroom with double glazed orial window to front with deep display shelf

**BATHROOM** Having a white suite comprising of encased bath, pedestal wash hand basin, close coupled WC, self contained shower cubicle with fitted shower, two double glazed opaque windows, tiling to walls and floor, ladder style radiator/towel rail

**REAR GARDEN** An incredible and beautifully maintained garden being the perfect compliment, patio to fore, long lawn and an array of shrubs and trees, hedging and fencing to boundaries

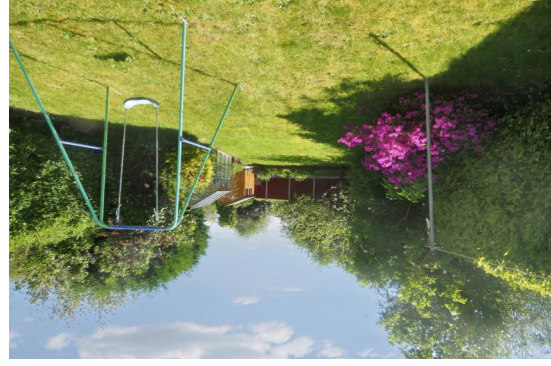
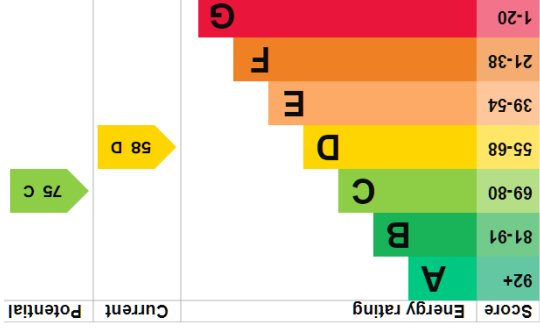




**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**







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:**

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.

