

ACRES

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- ◆ Sunning freehold semi detached property located on Maney Hill Road
- ◆ Large lounge leading to a stunning dining area
- ◆ Wren fitted high gloss kitchen
- ◆ Separate Utility and walk in storage
- ◆ Three large bedrooms to the first floor
- ◆ Luxury re-fitted bathroom
- ◆ Multiple parking spaces to the fore
- ◆ Long rear garden that has been landscaped throughout



80 Maney Hill Road, Sutton Coldfield, B72 1JS ~ Price £440,000

Welcome to this stunning freehold property located on Maney Hill Road in the desirable area of Sutton Coldfield. This beautiful house offers incredible open plan living areas perfect for entertaining guests or simply relaxing with your loved ones. The interiors very briefly include an enclosed porch, entrance hall, lovely lounge leading to a stunning dining area and Wren fitted high gloss kitchen. separate utility and walk in storage. To the first floor are three very large bedrooms and a luxury re-fitted bathroom with a white suite including double ended bath and shower cubicle. Outside is a very deep brick blocked and lawned garden offering multiple parking space and to the rear a highlight of this property is an incredibly long garden that has been landscaped throughout, ideal for alfresco dining, entertaining or relaxing. Don't miss the opportunity to make this house your home. With its generous living spaces, charming garden, and prime location, this property offers a wonderful opportunity for anyone looking for a spacious and inviting place to call their own. Council tax band D. EPC rating D.

Access is via a very deep fore garden with lawn, brick blocked driveway for multiple vehicles, steps to the side

ENCLOSED PORCH Double glazed windows and door, tiled floor, timber and glazed reception door with matching panels to side and above into

HALLWAY Newel and balustrade staircase to first floor, timber floor, vertical radiator, door into reception room two and kitchen

RECEPTION ROOM TWO/FORMALLY GARAGE 11'1" x 7'00" This former garage was converted in 2020 and is now an excellent multi functional room that could be used for so many things including home office, sitting room, play room or guest bedroom, double glazed bow bay window to front, opaque window to side, vertical radiator, built in bed with open storage below and built in storage and child desk to rear

KITCHEN The ground floor living area offers everything to create open plan modern day living

LOUNGE AREA 12'10" into bay 11'00" max 9'8" min to chimney breast Double glazed bay to front, radiator, solid oak timber floor that continues through to

DINING KITCHEN 20'10" max 19'9" min x 13'10" max into bay 8'5" min A wonderful re-fitted Wren kitchen with a range of high gloss sea grass units to include integrated dishwasher, wine cooler, one and half bowl sink and drainer, NEFF four ring hob, double oven/grill combination with extractor hood over and glazed splash back, timber work surfaces and upstands, breakfast bar, double glazed bay window, tiled floor, radiator and door into utility

DINING AREA Double glazed bay window system to rear including central door to garden, vertical radiator and continuation of timber floor

UTILITY 14'8" x 4'9" Fitted to compliment the kitchen with base, eye level and larder style units, timber work surfaces and upstands, space and plumbing for washing machine, space for dryer and space for fridge freezer, double glazed door and matching panel to garden and door to side

WALK IN STORE CUPBOARD Light and power, shelving and larder style cupboard, new combination boiler and electrical consumer unit fitted in 2020.

FIRST FLOOR LANDING Access to loft, double glazed window to side and doors into

MASTER BEDROOM 14'5" max into bay x 11'00" max Double glazed bay window to rear offering glorious garden views, radiator

BEDROOM TWO 13'6" max into bay x 11'00" max elevated Double glazed bay window to front with superb views, radiator

BEDROOM THREE Double glazed window to front, radiator

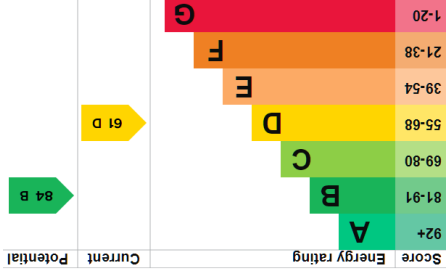
BATHROOM A lovely luxury bathroom (completely remodelled in 2023) with a white suite comprising of double ended bath, table top wash hand basin, close coupled WC, large self contained shower cubicle with overhead shower and rinser aid, elegant marble effect tiling to part walls, shelving, radiator, two double glazed opaque windows, spotlights to ceiling

REAR GARDEN An incredible landscaped garden with porcelain patio steps leading to lawned and play area, this was completely remodelled in 2020. There are also raised beds for vegetables and a shed at top of garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





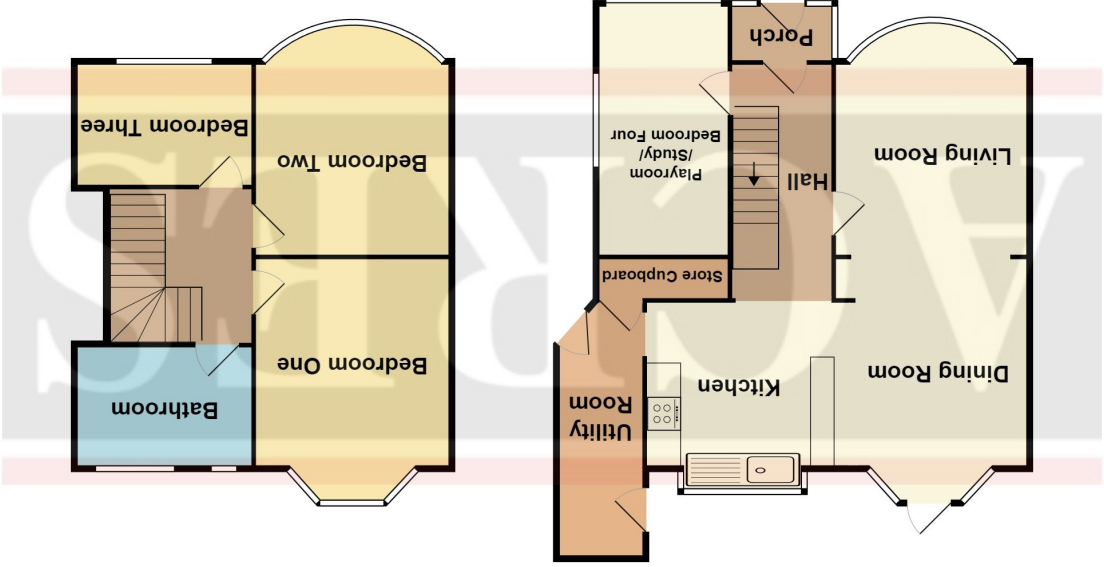
TENURE:

**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.



**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, 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.