

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A WONDERFUL FOUR BEDROOM HOME
- ◆ ENTRANCE HALL
- ◆ STYLISH LOUNGE
- ◆ LOVELY DINING ROOM/SITTING ROOM
- ◆ DINING KITCHEN, UTILITY AND GUESTS CLOAKROOM
- ◆ FOUR EXCELLENT BEDROOMS
- ◆ LUXURY FAMILY BATHROOM
- ◆ PLANTED FORE GARDEN OFFERING MULTIPLE PARKING
- ◆ GARAGE
- ◆ GORGEOUS WELL TENDED REAR GARDEN



41 Maxstoke Road, Sutton Coldfield, B73 5DR ~ Offers around £500,000

Welcome to this charming traditional styled property that is located on Maxstoke Road in the sought-after area of Sutton Coldfield. This beautifully presented large four-bedroom semi-detached house offers ample space for comfortable living. Upon entering you are greeted by an inviting entrance hall, stylish lounge and dining room, there is a comprehensively fitted dining kitchen and door into a utility room and guests cloakroom. The first floor boasts four generously sized bedrooms providing plenty of room for a growing family or visiting guests and a well appointed luxury bathroom offering both shower cubicle and bath tub. Outside is a fore garden with a beautifully matured planted area and multiple parking space plus access to garage front and to the rear is a most delightful and large garden that is beautifully manicured with patio, long lawn and an abundance of flowering and verdant trees and shrubs plus a raised seating area where you can sit and relax with views towards your beautiful new home. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Maxstoke Road. EPC rating D. Council tax band D.

Access is via: Brick blocked fore garden with planted side area

ENCLOSED PORCH Having double glazed leaded light double opening door, timber glazed reception door into:

HALLWAY A welcoming entrance with newel and balustrade staircase to first floor, oak timber floor, radiator, double glazed leaded light and stain glass window to front, picture rail, spotlights to ceiling and door into:

LOUNGE 16'2" max into bay 12'11" min x 10'6" max 9'4" min into chimney breast Having double glazed leaded light bay window to front, picture rail, radiator, fire surround and backing with decorative inset,

REAR SITTING ROOM 15'3" max into bay 13'0" min x 11'5" max 10'3" min into chimney breast Having double glazed window system with double opening door and leaded light window to side, picture rail, stylish ornate original style tiled fireplace with open grate, radiator

DINING/KITCHEN 12'5" max x 11'3" max 9'6" min Having a range of units to include drawer, base and eye level and display cupboards, work surface and upstands, breakfast bar, stainless steel sink and drainer under the double glazed rear window, four ring gas hob with electric oven under and extractor hood over, tiled floor and door into understairs storage cupboard, radiator and door into:

UTILITY 15'7" x 6'5" Having drawer, base and eye level cupboards with work surface and upstands, space for washing machine and dryer, space for other white goods, two radiators, tiled floor, other white goods, double glazed double opening doors to garden and door into:

GUEST CLOAKROOM Continuation of tiled floor, close coupled WC, pedestal wash hand basin, spotlights to ceiling, doors into:

SIDE VERANDAH Door to front, continued tiled floor and door into:

GARAGE 7'11" X 14'9" (Please check suitability of this garage for your own vehicle) Electric garage double opening door to front, light and power

FIRST FLOOR LANDING Access to loft space, picture rail, radiator, leaded light stain glass window to side, door into:

BEDROOM ONE 16'8" x 13'1" x 10'5" max 9'5" min into chimney Having double glazed leaded light bay window to front, picture rail, radiator

BEDROOM TWO 15'2" max into bay 13'0" x 10'6" min into chimney breast 11'5 max A second double bedroom with double glazed angled bay window to rear overlooking the well tended garden, radiator

BEDROOM THREE 11'3" max 10'0" min into chimney breast x 9'1" Having double glazed leaded light window to rear, picture rail, radiator, fire surround

BEDROOM FOUR 8'7 x 5'5" Having double glazed leaded light window to front, picture rail, radiator

BATHROOM A luxury bathroom with a white free standing bath with central waterfall style taps, self contained shower cubicle with electric shower, wash hand basin set into a vanity drawer, chrome ladder style radiator/towel rail, double glazed leaded light window to front, stylish tiling to walls and floor

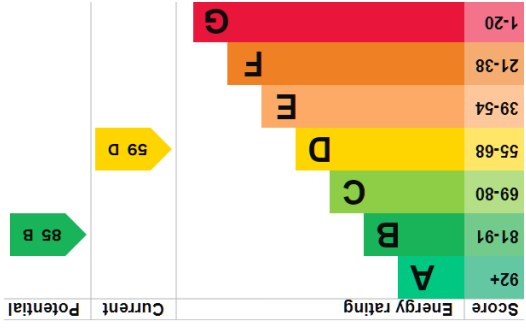
SEPARATE WC Close coupled WC, opaque glazed window, panelling half height to one wall

REAR GARDEN This garden is the perfect compliment, with patio to fore leading to a long lawn, raised seating area to rear and an abundance of flowering and verdant trees and shrubs



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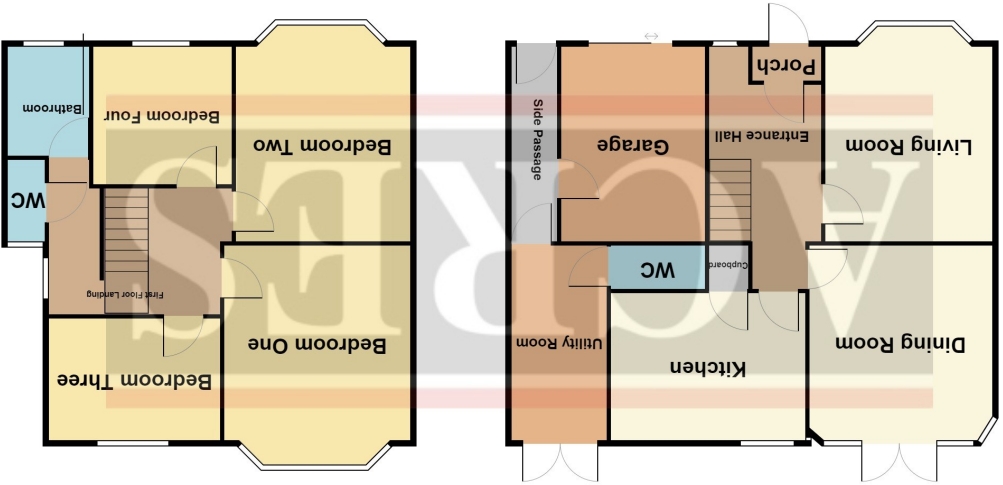




TENURE:

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.

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.