

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A beautifully appointed luxury detached residence
- ◆ Welcoming entrance hall
- ◆ Lounge, dining room and conservatory
- ◆ Incredibly extended kitchen with door into a utility and guests shower room
- ◆ Four generous bedrooms (master with en-suite)
- ◆ Family bathroom
- ◆ Fore garden offering ample parking space
- ◆ Garage
- ◆ Incredibly long and well manicured rear garden
- ◆ Viewing is absolutely essential



209 Tamworth Road, Sutton Coldfield, B75 6DX ~ Offers in the region of £775,000

Welcome to this elegant detached residence located on Tamworth Road in the sought-after area of Sutton Coldfield. This property boasts a lovely welcoming entrance hall two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family and a conservatory with glorious garden views. To the first floor are four generous bedrooms and two bathrooms, offering ample space for everyone in the household. There is a beautifully appointed extended kitchen with feature roof line, separate utility and guests shower room. Upstairs, you will find four well-appointed bedrooms, offering comfort and privacy (master with en-suite) and family bathroom. One of the highlights of this property is the large garden, providing a tranquil outdoor space for children to play, gardening enthusiasts to potter around, or for hosting summer barbecues with friends and family. Don't miss the opportunity to make this delightful detached house your new home. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.

Access is via: A brick blocked fore garden offering multiple parking space and raised planted beds, open canopy porch, timber reception door into:

ENTRANCE HALL A very stylish entrance with stain glass leaded light second glazed window to front, newel and balustrade staircase to first floor, Tudor style beams, picture rail, radiator, timber effect flooring, continued throughout the ground floor, door into understairs storage cupboard and further doors into dining room and lounge

DINING ROOM 15'10" max into bay 12'4" min x 12'0" Having a deep double glazed bay window to front, coving to ceiling, picture rail, radiator, feature fire surround with fitted living flame effect fire

LOUNGE 15'6" x 12'7" Tudor styled beamed ceiling plate rail, minster style fire surround, wood burning stove, radiator, window system to rear including door out to:

CONSERVATORY 13'4" x 11'0" max An excellent addition to the family home offering glorious views across the garden, double glazed windows to rear and side, double opening doors, radiator, tile floor

DINING/KITCHEN 22'6" max x 11'10" max 7'8" min Beautifully appointed with a comprehensive range of light toned units to include drawer, base and eye level cupboards, integrated plate rack and display, integrated dishwasher, fridge freezer, white crock one and a half bowl sink and drainer, space for range cooker with extractor hood over, timber effect work surface and upstands, tiling to splash back, double glazed double opening doors to garden, double glazed window to side, two Velux roof lights, two radiators, two original style full height storage cupboards, doors into:

UTILITY 7'0" x 5'0" min Fitted to compliment the kitchen with a range of drawer, base and eye level cupboards, one and half bowl white crock sink and drainer, space and plumbing for washing machine, timber effect worksurface, tiling to splashback, double doors to a deep storage cupboard, door into garage and door into:

GUEST SHOWER ROOM 5'1" x 5'0" Having a self contained shower cubicle with fitted electric shower, wash hand basin set into a vanity unity, white close coupled WC, ladder style radiator/towel rail

GARAGE 19'8" x 8'4" "Please check for suitability of this garage for your own vehicle" Up and over doors to front, light and power, door out to side verandah with access to front and rear

FIRST FLOOR LANDING Having a double glazed stain glass leaded light window to front, picture rail, access to loft space, doors into:

MASTER BEDROOM SUITE 10'6" min to window front 12'5" max into wardrobe x 11'8" min 15'5" max An excellent double bedroom with modern style fitted wardrobes, double glazed window to rear overlooking the garden, radiator, picture rail and door into:

ENSUITE Having a self contained shower cubicle with fitted shower, pedestal wash hand basin, close coupled WC, elegant tiling to walls and floor, spotlights to ceiling, chrome ladder style radiator/towel rail

BEDROOM TWO 16'1" max into bay 12'4" min x 10'1" min to wardrobe front 12'0" max into wardrobe A second excellent double bedroom with double glazed leaded light bay window to front, radiator, built-in wardrobes, picture rail

BEDROOM THREE 12'3" max 10'0" min to wardrobe front x 8'4" Having a double glazed leaded light window to front, picture rail, built-in wardrobe, radiator, grey tone flooring

BEDROOM FOUR 12'6" x 7'8" max 5'6" min to wardrobe front Having a double glazed window to rear, built-in wardrobes to one side, picture rail, radiator

BATHROOM Having a white suite comprising panelled bath with telephone shower attachment, pedestal wash hand basin and self contained shower cubicle with fitted shower, white stylish tiling to part walls, radiator, double glazed window to rear with integral blinds

SEPARATE WC White close coupled WC, double glazed pattern window, dado rail, tiling to part walls, radiator

OFFICE/STORE ROOM 7'6" x 3'5" Having double glazed leaded light stainless glass window to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TENURE:

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.)

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.

VIEWING:

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.



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