

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An absolutely beautiful detached residence
- ◆ Very popular residential location
- ◆ Entrance hall
- ◆ Lounge, dining room, snug and conservatory
- ◆ Fitted kitchen, utility/guests shower room
- ◆ Four excellent bedrooms to the first floor
- ◆ Two further bedrooms to the second floor
- ◆ Family bathroom and two en-suites
- ◆ Fore garden with parking and access to tandem garage
- ◆ Large mature rear garden



194 Orphanage Road, Erdington, Birmingham, B24 0AA ~ Offers in the region of £600,000

Acres are proud to offer for sale this magnificent, freehold detached residence located on Orphanage Road, Erdington, very close to the Sutton Coldfield border. This impressive property boasts three floors and includes excellent accommodation that very briefly includes an entrance hall, rooms, inglenook lounge, lovely formal dining room, snug, and conservatory, providing ample space for entertaining guests or relaxing with family, fitted kitchen and utility/guests shower room. To the first floor are four excellent bedrooms (bedroom two having a walk in wardrobe and en-suite) plus a family bathroom. To the second floor are two further large bedrooms (one with a further en-suite). Outside is a fore garden with lawn and ample parking space plus access to a huge tandem garage. To the rear is the perfect complement with a patio, lawn and abundance of trees and shrubs. This house presents a fantastic opportunity for those looking to make improvements and add their personal touch to create their dream home. The charm and character of this property, combined with its generous living spaces, make it a truly desirable place to call home. Don't miss out on the chance to own this stunning property in a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities this house has to offer. Council tax band F and EPC rating E.

Access is via: a large fore garden with lawn and driveway

OPEN CANOPY PORCH Feature timber glazed door

VESTIBULE Coving to ceiling, inset matwell, timber glazed reception door into

HALLWAY Coving and medallion to ceiling, radiator, door out to garage, door into guest cloakroom, kitchen, inner hallway, dining room, lounge and under stairs storage cupboard

LOUNGE 17'10" max into bay 13'10 min x 16'6" max into inglenook 11'10" min A beautiful room with deep coving and medallion to ceiling, picture rail, inglenook fireplace, deep leaded light, stained glass bay window to front, two radiator, beautiful marble fire surround, living flame effect fire, two leaded light stained glass corner windows, wall light points

DINING ROOM 17'6" x 16'6" max into bay 12'11" min An incredible formal dining room with deep leaded light bay window to rear, coving and medallion to ceiling, dado rail, marble fire surround with living flame effect fire, further leaded light window and door into inner hallway

KITCHEN 13'0" x 11'2" max 9'10" min Having a range of drawer, base and eye level cupboards, work surface and tiling to part walls, stainless steel one and half bowl sink and drainer, opaque leaded light window, four ring gas hob with extractor hood over, double oven/grill combination, integrated dishwasher, fridge/freezer, coving and spotlights to ceiling, radiator, door into inner hallway/butler pantry

UTILITY/GUEST SHOWER ROOM 7'6" x 8'0 Base, drawer and eye level cupboards, work surface, stainless steel sink and drainer, space and plumbing for washing machine, double sized shower cubicle with fitted electric shower, white wash hand basin and close coupled WC, double glazed opaque leaded light window to front and side, coving to ceiling, tiling and water proof coving to walls

INNER HALLWAY/BUTLERS PANTRY Having original style storage and display cabinets to one side, coving to ceiling, leaded light opaque window, door into dining room/kitchen/conservatory

SITTING ROOM 11'8" x 11'0" Leaded light window to rear, coving to ceiling, radiator

LEAN TOO/CONSERVATORY 13'7" x 6'8" plus door well Double glazed windows to rear and side, door out to garden

FIRST FLOOR LANDING Decorative coving and medallion to ceiling, feature vertical leaded light stained glass window, radiator, leaded light window, staircase to second floor and door into store cupboard

BEDROOM ONE 14'5" max into bay 13'0" min x 12'00" min to wardrobe front 14'1" max into wardrobe plus door well An excellent double bedroom with leaded light window to rear, mirror fronted wardrobes to one side, radiator, door into storage cupboard, coving and medallion to ceiling

BEDROOM TWO/GUEST SUITE 13'10" x 10'7" Having leaded light window to front, coving and medallion to ceiling, door into walk in wardrobe and door into

ENSUITE SHOWER ROOM Shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, bidet, radiator/towel rail, tiling to walls, coving to ceiling, leaded light window to front

WALK IN WARDROBE With fitted hanging rail, shelving and drawers, coving to ceiling

BEDROOM THREE 13'5" x 11'1" 8'1" min 11'3" max Coving and medallion to ceiling, leaded light window to rear, radiator, wash hand basin, access to loft space

BEDROOM FOUR 11'10" max Leaded light window to side, coving to ceiling, wash hand basin, radiator

BATHROOM White suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, leaded light window to front, chrome ladder style radiator/towel rail, doors into airing cupboard, coving to ceiling, tiling to part walls

SEPARATE WC White close coupled WC, tiling to part walls, coving to ceiling, leaded light opaque window

SECOND FLOOR Doors into

BEDROOM FIVE 14'0" x 12'6" max into wardrobe 10'10" min Leaded light window to rear, radiator

BEDROOM SIX Leaded light window to side, radiator, access to loft space, door to under eaves storage and door into

ENSUITE Self contained shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, tiling to part walls,

TANDEM GARAGE 49'5" x 10'8" (please check the suitability of this garage for your own vehicle) Roller door to front, leaded light window to rear, light and power

REAR GARDEN A large mature garden with patio lawn and an abundance of flowering and verdant trees and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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

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.)

