

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- ◆ A wonderful detached residence
- ◆ Ideal residential location
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Beautiful lounge with entertaining doors
- ◆ Incredibly stylish dining kitchen
- ◆ Master bedroom with en-suite shower room, plus two further double bedrooms
- ◆ Luxury bathroom
- ◆ Deep fore garden with multiple parking space
- ◆ Very large and manicured rear garden with home office/summer house
- ◆ Viewing is essential to appreciate



34 Honeyborne Road, Sutton Coldfield, B75 6BS ~ Offers around £550,000

Welcome to this stunning detached house on Honeyborne Road, Sutton Coldfield! This property boasts a beautifully presented interior that includes the following, an inviting entrance hall, guests cloakroom, stunning lounge with entertaining doors through to a very large modern dining kitchen, perfect for hosting family and friends. To the side is access to rear garden and laundry cupboard. To the first floor are three double bedrooms (Master with an en-suite shower room) and a luxury bathroom with both bath and wash and dry shower cubicle. To the front is a very deep fore garden offering multiple parking space, lawn and planted border plus access to garage front. To the rear of this property is a large garden, complete with a home office/summer house to the rear. Imagine alfresco dining in the tranquillity of your own outdoor space, or working from home in a peaceful environment. there is ample space for everyone to relax and unwind. Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort this property has to offer.

Access is via a deep brick blocked fore garden with lawn, planted boarder and multiple parking spaces, access to garage front

ENCLOSED PORCH Double glazed window to front and side, double glazed door, spotlights to ceiling and insert matwell, feature reception door with double glazed vertical panels to other side into:

HALLWAY A very impressive entrance with coving and spotlights to ceiling, radiator, newel and balustrade staircase to first floor, door into under stairs storage cupboard, timber floor and further doors into kitchen, lounge, garage and

GUEST WC Having white close coupled WC, pedestal wash hand basin, window with fitted shutter, elegant tiling to walls and floor, radiator

LOUNGE 13'0" x 11'6" A beautifully presented lounge with double glazed window to front, two double glazed windows to side, coving and spotlights to ceiling, beautifully designed minster style fire surround, with living flame effect fire, double opening entertaining door and timber floor that continues through to

DINING KITCHEN 26'6" x 9'2"

DINING AREA Coving and spotlights to ceiling, double glazed window system to rear including double opening doors out to garden, radiator

KITCHEN AREA Having a comprehensive range of light toned units to include drawer, base and eye level cupboards integrated dish washer, space for American style fridge freezer, Belfast style sink, contrasting quartz work surface and upstands and window sill, etched drainer, fitted wine cooler, breakfast bar, radiator, tiling to floor, range style cooker with extractor hood over and door out to

SIDE PASSAGE Wall mounted units and fitted microwave, radiator, spotlights to ceiling, door out to garden and door to laundry cupboard, space and plumbing for washing machine with space above for dryer

FIRST FLOOR LANDING Spotlights to ceiling, access to loft space, double glazed opaque window to side, radiator, door into

MASTER BEDROOM SYITE 8'7" min 13'5" max x 11'5" min to wardrobe front 13'7" max into wardrobes Coving and spotlights to ceiling, built in wardrobe system to one side, radiator and door into

ENSUITE SHOWER ROOM Having a self contained shower cubicle, wash hand basin set into a vanity unit, close coupled WC, complementary tiling to part walls and floor, chrome ladder style radiator/towel rail, double glazed opaque window

BEDROOM TWO 9'1" x 13'9" Double glazed window to rear offering beautiful tree lined views, coving and spotlights to ceiling, radiator

BEDROOM THREE 10'5" min to wardrobe front 12'7" max into wardrobes x 9'10" Double glazed window to front, coving and spotlights to ceiling, built in wardrobe system to one side, radiator

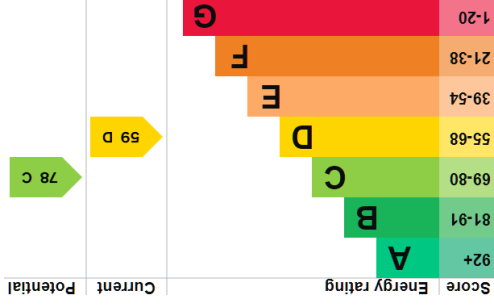
BATHROOM 12'6" x 5'6" A luxury bathroom with a white suite comprising of double ended bath with central water fall tap, self contained wash and dry shower cubicle with vertical shower and rinser, wash hand basin set into a vanity unit with water fall tap, close coupled WC, chrome ladder style radiator/towel rail, two double glazed patterned windows, stylish tiling throughout

GARAGE 16'8" x 8'5" (please check the suitability of this garage for your own vehicle) Up and over door, boiler, opening to side area and door to front



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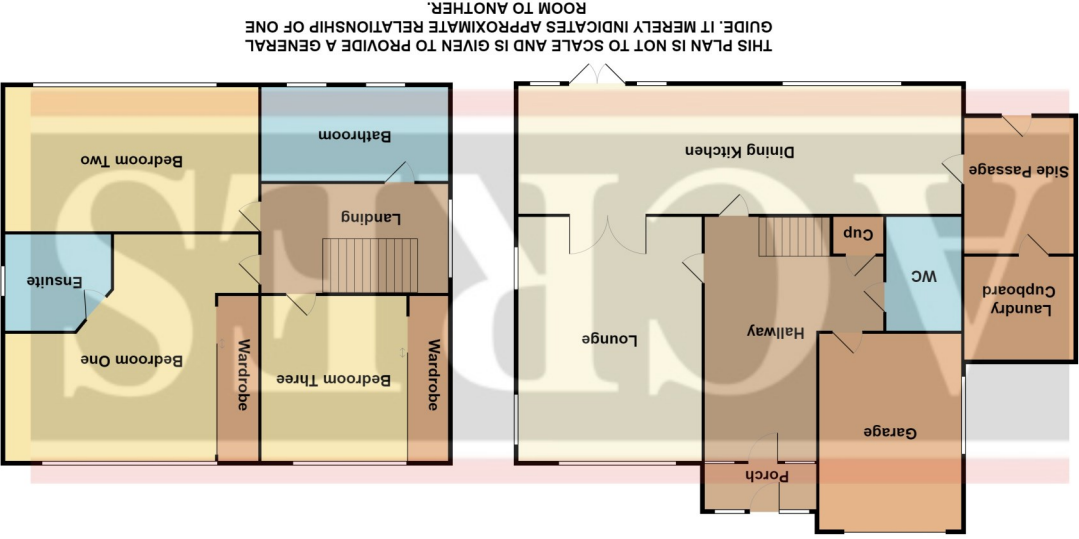




Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.



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