

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- ◆ A wonderful property that has been enhanced and extended throughout
- ◆ Entrance Hall
- ◆ Living Room
- ◆ Incredible living kitchen with comprehensively fitted kitchen, dining and family area
- ◆ Utility, guests cloakroom and storage
- ◆ Four superb bedrooms
- ◆ Luxury re-fitted bathroom
- ◆ Fore garden with multiple parking space
- ◆ Mature rear garden with composite patio area
- ◆ Incredible location close for many local facilities



***7 Marchmount Road, Wylde Green, B72 1EE ~ Offers around £550,000***

This property has been extended and enhanced by the current owners and offers perfect modern styled family living. Freehold and council tax band F the location is perfect, situated on a well regarded residential road and close to the many facilities that Wylde Green offers including the Cross City railway line and also has easy access to the Royal Town of Sutton Coldfield. The superb interiors offer enclosed porch, welcoming entrance hall, living room and incredible living kitchen with a comprehensively fitted two toned high gloss kitchen, dining and family area, separate utility, guests cloakroom and storage area (formally the garage). To the first floor are four spacious double bedrooms and a luxury bathroom with white suite including a bath and separate shower cubicle. Outside is a wide fore garden offering multiple parking space and to the rear is a secluded garden with composite decked patio with bi-folding cover ideal for alfresco dining, further patio area and bordered lawn. Viewing is essential to appreciate all that this fabulous property has to offer. EPC rating D.

Access is via a wide fore garden offering multiple parking spaces and access to front store

**OPEN PORCH** Panels to either side into

**HALLWAY** Newel and balustrade staircase to first floor, oak floor, radiator, door into under stairs store cupboard and doors into, Living Kitchen and

**LOUNGE 14'10" max 12'1" min x 11'11"** Double glazed bay window to front, coving to ceiling, feature mister style fire surround with fitted electric fire, radiator

**EXTENDED LIVING KITCHEN 28'3" max 10'8" min x 19'2" max 10'9" min** A wonderful family sized kitchen

**KITCHEN AREA** Having a comprehensive range of two toned high gloss units to include drawer, base and eye level cupboards, integrated dish washer, fridge and freezer, five ring gas hob with extractor hood over, built in double oven/grill combination, built in microwave, coloured one and half bowl sink and drainer, tiling to splash back, quartz worksurface including breakfast bar, two double glazed windows to rear, radiator, spotlights to ceiling, access to utility, tiled floor with under floor heating and open access to

**FAMILY AND DINING AREA** Coving to ceiling, double glazed patio door system to rear, radiator, Herringbone timber floor, wood burning stove

**UTILITY AREA** A superb work room with space and plumbing for washing machine, space for dryer, base units, work surface, circular sink, tiling to splash back, tiled floor, double glazed door to side, door into storage area and door into

**GUEST CLOAKROOM** White close coupled WC, wash hand basin, tiling to part walls, tiled floor

**FIRST FLOOR LANDING** Doors into bedroom and bathroom

**BEDROOM ONE 15'1" max into bay 12'1" min x 12'0"** A very spacious and wide bedroom, double glazed bay window to front, radiator,

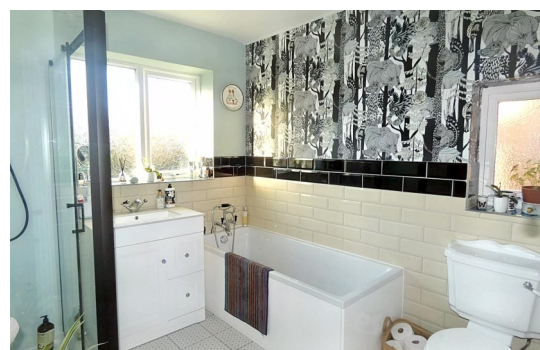
**BEDROOM TWO 11'11" x 12'0"**A second excellent double bedroom with double glazed window to rear, radiator

**BEDROOM THREE 15'0" x 6'8" 8'1" max** A third double bedroom with double glazed window to rear, period style radiator

**BEDROOM FOUR 9'3" x 6'8" plus door well** Double glazed window to front, built in wardrobe over stair well, radiator

**BATHROOM** A luxury bathroom with a white suite, panelled bath with telephone shower attachment, wash hand basin set into a vanity unit, double sized shower cubicle with over head shower and rinser aid, close coupled WC, elegant tiling to part walls, ladder style radiator/towel rail, double glazed patterned window to rear and side, spotlights to ceiling

**REAR GARDEN** A secluded garden with composite decked patio with covered area plus paved area, lawn with planted borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	67 D

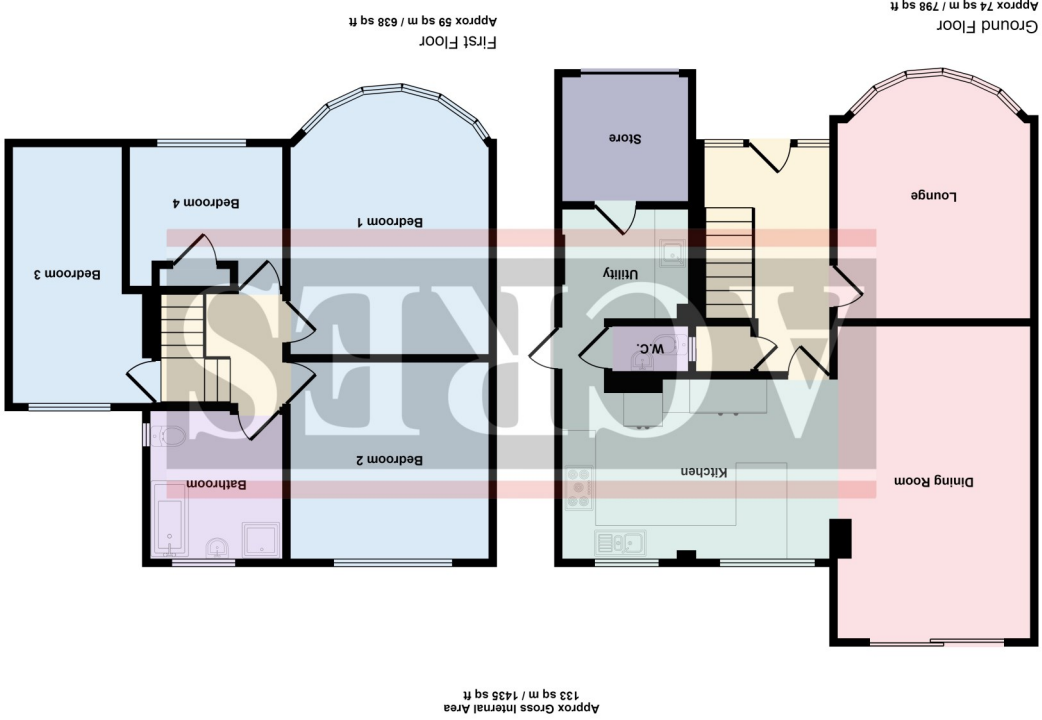


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**VIEWING:** Recommended via Acres on 0121 321 2101.  
 As per sales particulars.  
 F (solicitor.)  
 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.)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.