

# 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 detached residence
- \* Situated on a gated Cul-De-Sac
- \* Beautifully presented throughout
- \* Opening into a wonderful dining room
- \* Family lounge with doors out to garden
- \* Fitted kitchen and utility and guests cloakroom
- \* Master bedroom with en-suite
- \* Three further excellent bedrooms
- \* Fore garden with parking and access to garage front
- \* Secluded rear garden



***8 Broome Gardens, Sutton Coldfield, B75 7JS — Offers in Excess of £475,000***

Welcome to this stunning, modern detached residence located on a private gated Cul-De-Sac in the desirable Broome Gardens, Sutton Coldfield. The property boasts a light and spacious dining room, perfect for entertaining guests or enjoying family meals. guests cloakroom, rear family lounge with double opening doors out to the garden. There is a spacious and comprehensively fitted kitchen with a range of light toned units and archway leading to a laundry. To the first floor are four excellent double bedrooms (master bedroom with en-suite shower room) and family bathroom with white suite. Outside is a brick blocked fore garden offering parking space and access to garage front and to the rear is a beautifully tree lined garden that is paved making it perfect for Alfresco dining. This house offers a perfect blend of modern styling and comfort, making it a wonderful place to call home. Don't miss the opportunity to make this beautiful property your own. EPC rating C.

Access is via: Electric gates onto a private drive leading to number 8, having a brick blocked fore garden offering parking space and access to:

Reception door leading into: **PORCH** with double glazed reception door

**DINING ROOM 15'11 max x 15'4 max (excluding staircase)** A very elegant and spacious dining room with double glazed bow bay window to front, coving to ceiling, two radiators, newel and balustrade staircase to first floor, feature circular internal window, doors into lounge, kitchen and

**GUEST CLOAKROOM** Having a white wash hand basin set into a vanity unit, high gloss tiling to part walls, door into WC with matching tiling, white close coupled WC, radiator and coving to ceiling

**LOUNGE 20'02 max x 16'10 min x 12'3 max 11'00" to chimney breast 5'9" min** Having coving to ceiling, fire surround with marblesque backs and hearth, living flame effect fire, double glazed window system to rear, including central double doors to garden, timber floor, and two radiators

**KITCHEN 12'1 x 9'7** A generous and comprehensively fitted kitchen with a range of units to include drawer, base and eye level cupboards, integrated dishwasher, fridge freezer, four ring gas hob with extractor hood over, double oven/grill combination, stainless steel one and a half bowl sink and drainer, double glazed rear window, work surface, tiling to splash back, space for breakfast table, radiator, coving to ceiling and tiled floor leading into:

**UTILITY** Space and plumbing for washing machine, base and wall units, work surface and tiling to splash back, stainless steel sink and drainer, coving to ceiling, double glazed window and door to side

**FIRST FLOOR LANDING** Access to loft space, radiator, door into airing cupboard and further doors into:

**MASTER BEDROOM SUITE 13'5" max 9'8" min x 11'4" min to wardrobe front 13'3" max into wardrobe** An excellent double bedroom with coving to ceiling, radiator, double glazed window to rear, fitted wardrobe system to one side

**ENSUITE** Having a self contained shower cubicle, pedestal wash hand basin, close coupled WC, tiling to part walls, double glazed opaque window, radiator

**BEDROOM TWO 14'10 x 9'9** : A second excellent bedroom with double glazed windows to front and side, coving to ceiling, radiator

**BEDROOM THREE 12'3 max x 7'8" min x 10'0" max** Having two double glazed windows to front, coving to ceiling, radiator

**BEDROOM FOUR 13'5 x 8'10 max 6'6" to wardrobe front** Double glazed window to rear, radiator, double opening doors into built in wardrobes

**BATHROOM** Having a white panelled bath with shower above and glazed shower screen, pedestal wash hand basin, close coupled WC, tiling to part walls, double glazed opaque window, coving to ceiling, radiator

**GARAGE 16'7 x 8'0** 'Please check suitability of this garage for your own vehicle' With up and over door, light and power and door to side

**GARDEN** A lovely secluded garden being paved, perfect for entertaining and alfresco dining plus and abundant of planted trees and shrubs





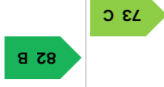
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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
	Current
	Potential

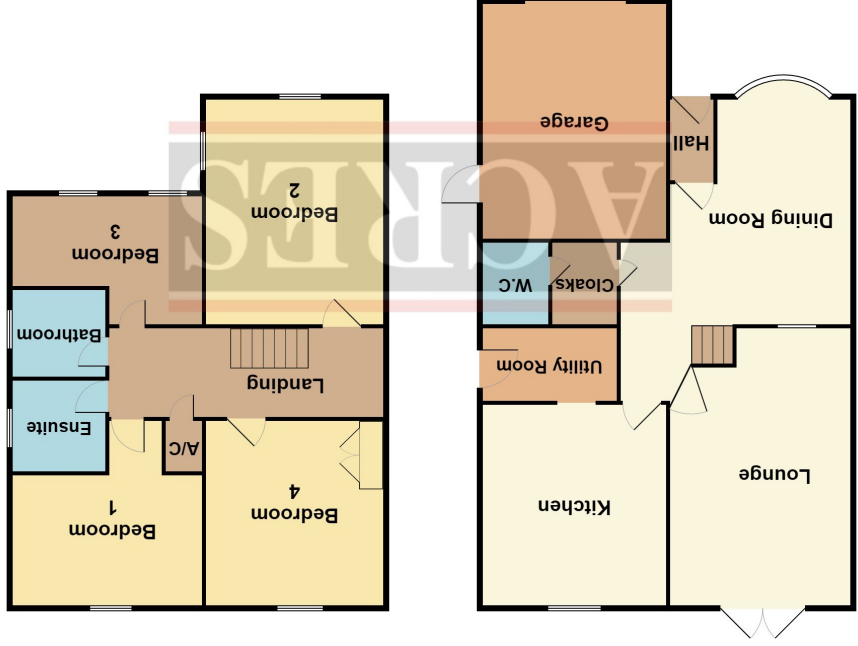


**TENURE:**

**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.)  
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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.