

# ACRES

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- ◆ A well presented detached property
- ◆ Lounge/Dining Room
- ◆ Conservatory
- ◆ Fitted kitchen
- ◆ Three Generous bedrooms
- ◆ Family Bathroom
- ◆ Off road parking for multiple parking spaces
- ◆ Garage
- ◆ No upward chain
- ◆ Planning permission for a double extension



***29 Charlecote Gardens, Sutton Coldfield, B73 5LS ~ Offers over £425,000***

Welcome to Charlecote Gardens, Boldmere, Sutton Coldfield - a charming location for this beautifully presented detached house. This property boasts not only a prime location but also the luxury of no neighbours on either side, offering you peace and privacy. As you step inside, you are greeted by a welcoming entrance hall, guests cloakroom and rear reception room perfect for entertaining guests or simply relaxing with your loved ones. Conservatory with underfloor heating and a comprehensively fitted kitchen. To the first floor are three excellent bedrooms and a tiled bathroom with white suite. Outside there is incredible space to both front, rear and side offering wonderful space to relax and enjoy alfresco dining or indulge in some gardening. The fore garden offers multiple parking space as well as access to the garage. One of the most exciting features of this property is the planning permission for a double extension, allowing you to customise and expand your living space to suit your needs and preferences. Don't miss out on this fantastic opportunity to own a detached house in a sought-after location with the potential to create your dream home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

Access is via a brick blocked fore garden offering multiple parking spaces with stone chipped border, feature brick wall

**ENCLOSED PORCH** Double glazed door and double glazed panels, tiled floor, double glazed opaque reception door into

**HALLWAY** Double glazed window to side, radiator, coving to ceiling, pergo flooring continuing through to lounge, staircase to first floor and doors into Lounge/Dining room and kitchen, archway into

**GUEST CLOAKROOM** Close coupled WC, pedestal wash hand basin, double glazed leaded light opaque window to side, tiling to half walls, radiator

**LOUNGE/DINING ROOM 18'2" max 10'11" min x 15'7" max 9'3" min** A beautifully presented spacious living room with double glazed French styled double opening doors to side leading to a patio area with orning plus double glazed window system to rear including door to conservatory, coving and medallion to ceiling, two radiators, minton style fire place with living flame effect fire, and pergo flooring

**CONSERVATORY 9'2" x 7'8"** Double glazed windows to either side and rear with tiled floor and underfloor heating

**KITCHEN** Fitted with a range of drawer, base, eye level and glazed display cupboards, stainless steel sink and drainer, corrian work surface and tiling to splash back, four ring gas hob with extractor hood over, integrated fridge/freezer, fitted oven/grill combination, integrated dish washer, coving to ceiling, double glazed window to front and mirrored splash back, radiator, door to garage

**FIRST FLOOR LANDING** Double glazed window to side, door into linen cupboard, door to over stairs storage, and further doors into

**BEDROOM ONE 15'8" max into wardrobes 13'9" min x 9'00" min to wardrobe front** Two double glazed windows to front, radiator, fitted with bedroom furniture to include, wardrobes, bridging unit and vanity/dressing table, timber floor

**BEDROOM TWO 14'6" max into wardrobes 12'7" min to wardrobe front x 8'7"** A second generous bedroom with double glazed window to side, timber effect floor, fitted wardrobes and bedside cabinet, radiator, coving to ceiling, further fitted chest of draws

**BEDROOM THREE 11'8" x 6'9"** Double glazed window to rear, radiator, timber effect floor and coving to ceiling

**BATHROOM 7'10" x 5'6"** A white suite comprising of panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin, close coupled WC, complimentary white tiling to walls and floor, double glazed opaque window, radiator and heated towel rail,

**REAR GARDEN** A wonderful outside space with gardens to both rear and side offering multiple patio areas to sit and relax, summer house, greenhouse and garden shed plus large lawned garden with planted borders

**GARAGE 18'3" x 8'2" max 8'0" min (please check the suitability of this garage for your own vehicle)** Wall mounted gas central heating boiler, space and plumbing for washing machine and other white goods, double opening door plus pedestrian door, light and power



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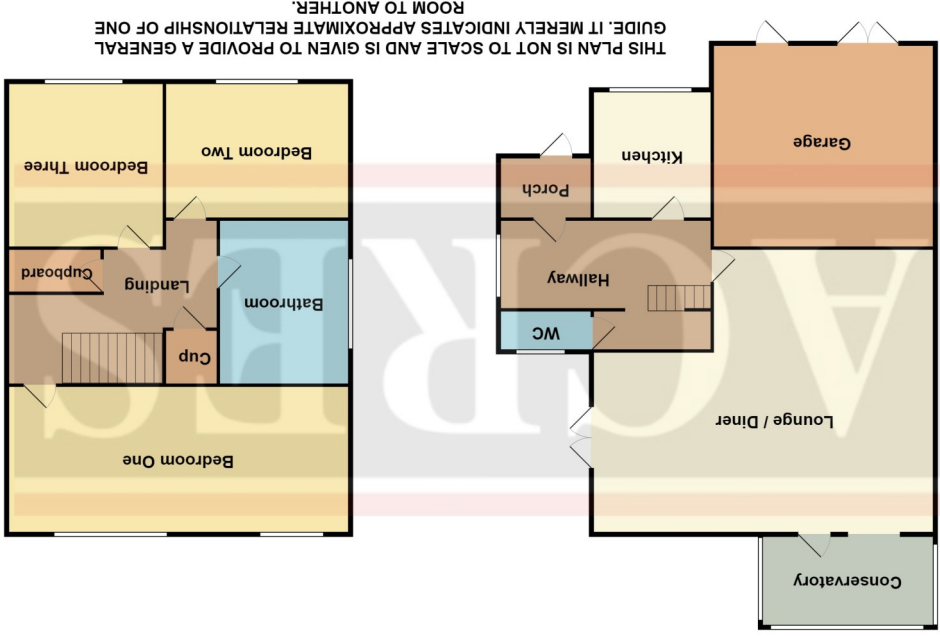


**TENURE:**

**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.)  
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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.