

# ACRES

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- ◆ A beautifully designed detached residence
- ◆ Large wrap around fore garden with multiple parking
- ◆ Entrance Hall
- ◆ Family Lounge
- ◆ Lovely dining kitchen, Utility and guests cloakroom
- ◆ Sitting Room/Home Office
- ◆ Wonderful Conservatory
- ◆ Four excellent bedrooms
- ◆ Master with en-suite and family bathroom
- ◆ Incredible rear garden with patio, large shaped lawn. plants and trees throughout



***15 Blakemore Drive, Sutton Coldfield, B75 7RN ~ Offers in the region of £510,000***

Welcome to Blakemore Drive, Sutton Coldfield - a stunning detached house that boasts elegance and charm throughout. This property offers not just a house, but a home and includes the following, entrance hall, generous family lounge, exceptional dining kitchen, utility, guests cloakroom, sitting room/home office and a beautiful large and airy conservatory that bathes the space with natural light. To the first floor are excellent bedrooms, master featuring an en-suite shower room and family bathroom with white suite. One of the highlights of this property is the wonderful rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Additionally, the large frontage provides parking for multiple vehicles and access to garage front, making it convenient for you and your guests. Located in a desirable area, this property on Blakemore Drive is a rare find that combines comfort, style, and functionality. Don't miss the opportunity to make this house your home and create lasting memories in this beautiful space. EPC rating D. Council tax band D.

Access is via: A very wide fore garden with bordered lawn and large driveway for multiple vehicles and access to garage front, feature steps up to a canopied open porch leading to a composite and double glazed reception door into:

**HALLWAY** A welcoming hallway with staircase to first floor, radiator with decorative cover and timber effect floor continued through to:

**LOUNGE 15'3" x 9'9" min 11'10" max** A generous and beautifully presented living room with double glazed bay with deep display sill to front, radiator with decorative cover, wall mounted modern styled living flame effect fire, door into:

**DINING/KITCHEN 15'1" x 9'10" min 10'6" max** A stylish dining kitchen including:

**KITCHEN AREA** Having a range of units to include drawer, base and eye level cupboards, four ring electric hob with extractor hood over and electric oven under, space and plumbing for dishwasher, stainless steel sink and drainer, timber work surfaces, tiling to splash back, double glazed window, door into understairs storage and utility room, spotlights to ceiling, and timber effect floor continuing through to:

**DINING AREA** Having double glazed French styled doors to conservatory, radiator with decorative cover, door into sitting room:

**UTILITY 10'6" x max 7'00" min x 7'10" max 3'4" min** Panelling to part walls, double glazed window and door to rear, space and plumbing for washing machine, space for dryer, work surface and wall mounted cupboard, space for fridge freezer, door into garage and door into:

**GUEST CLOAKROOM** Having white close coupled WC, wash hand basin, elegant tiling to part walls and floor

**SITTING ROOM/HOME OFFICE 10'10" x 8'7"** A superb third reception room with double glazed window to front, radiator, grey toned flooring and spotlights to ceiling

**CONSERVATORY 17'1" x 11'00" max** A very spacious conservatory offering wonderful garden views, double glazed window and double glazed opening double doors, timber effect floor

**FIRST FLOOR LANDING** Having access to loft, door into storage cupboards with hanging rails, further doors into:

**MASTER BEDROOM SUITE 14'2" max 6'1" min x 11'10" max 8'5" min** An excellent double bedroom with double glazed window to front, timber effect floor, radiator and over stairs display, storage

**ENSUITE 7'00" x 6'7"** Having a white bathroom with spa bath, pedestal wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, double glazed opaque window, spotlights to ceiling, tiling to floor, splash back

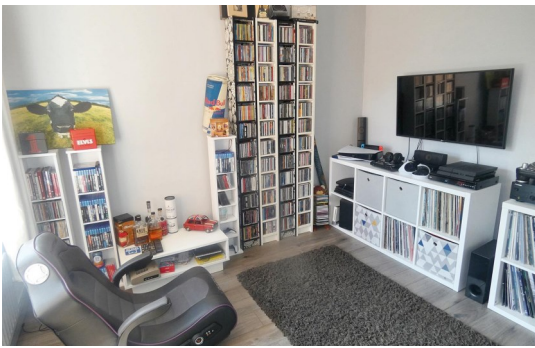
**BEDROOM TWO 11' x 8'5"** A second double bedroom with double glazed window to rear, timber effect floor, radiator, spotlights to ceiling

**BEDROOM THREE 17'00 x 7'10"** A superb third double bedroom with double glazed window to front, radiator, timber effect floor, spotlights to ceiling

**BEDROOM FOUR 11'10 max 7'10" min x 8'00"** Having double glazed window to rear, radiator, spotlights to ceiling

**BATHROOM** Having a white suite comprising of panelled bath with fitted shower over, pedestal wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, double glazed patterned window, elegant tiling to walls and floor

**REAR GARDEN** An exceptional and beautifully manicured garden with patio to fore ideal for relaxing or alfresco dining, large shaped shrubs with an abundance of flowering, trees and shrubs, garden shed



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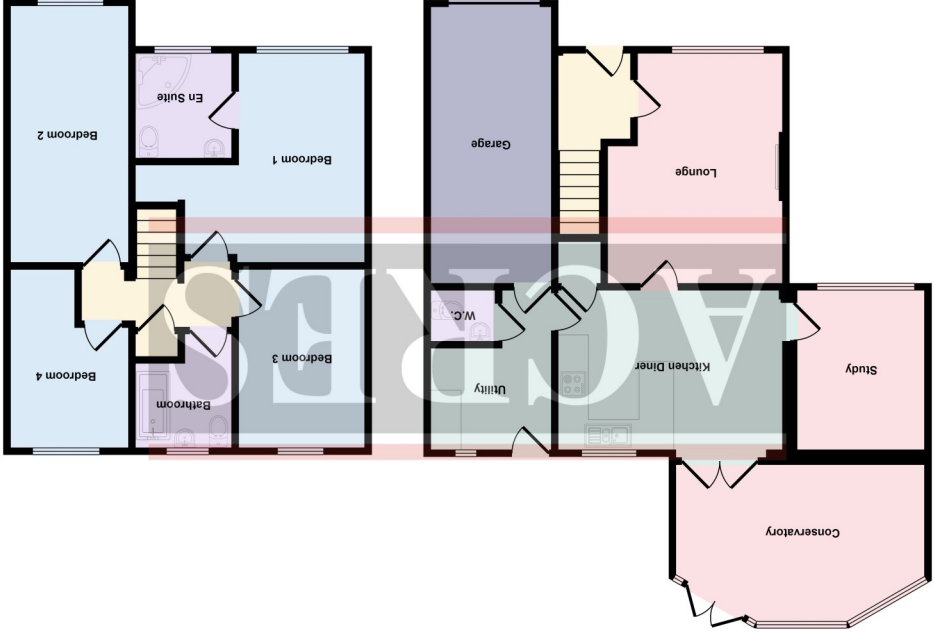
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

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.)



Ground Floor  
Approx 84 sq m / 902 sq ft

First Floor  
Approx 58 sq m / 626 sq ft

Approx Gross Internal Area  
142 sq m / 1528 sq ft

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 Trade Snappy 360.

