

# ACRES

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- \* A lovely modern styled residence
- \* Ideally located close to many amenities
- \* Enclosed porch, entrance hall and guests cloakroom
- \* Family lounge and dining room
- \* Very spacious fitted kitchen with white high gloss units
- \* Four bedrooms (master with en-suite)
- \* Bathroom
- \* Fore garden with lawn and off road parking (Electric car point)
- \* Garage
- \* Rear garden with patio and lawn



***1 Wollerton Grove, Sutton Coldfield, B75 7SP ~ Offers Over £500,000***

This is an excellent modern styled, freehold property that is beautifully positioned on this very well regarded residential development off Rectory Road. The interiors are spacious and include the following, enclosed porch, entrance hall, guests cloakroom, family lounge leading to a dining room leading to an excellent conservatory and very spacious modern styled kitchen with a range of white high gloss units. To the first floor is a master bedroom suite with en-suite shower room, three further excellent bedrooms and bathroom with white suite. Outside is a fore garden with lawn and brick blocked driveway offering parking space and including an electrical car charger and access to garage front. To the rear is a garden that has both patio and lawn with borders. Viewing is essential to appreciate just how lovely this house is an what a lovely place it would be to make your new home. Council tax band E, EPC rating C.

Access is via: A fore garden with lawn, planted shrubs, brick blocked driveway for multiple car parking and access to garage front

**ENCLOSED PORCH** Having double glazed door to front and double glazed reception door into:

**HALLWAY** Having newel and balustrade staircase to first floor, dado rail, radiator, timber effect floor, door into under stairs storage cupboard, doors into kitchen, lounge and

**GUEST CLOAKROOM** Having close coupled WC, wash hand basin, radiator, double glazed patterned window and coving to ceiling

**LOUNGE 17'9" max into bay 15'5" min x 11'7 max 10'10 min** Having a double glazed bay window to front, coving to ceiling, dado rail, classically styled fire surround with marblesque back and hearth plus living flame effect fire, timber flooring continuing throughout to

**DINING ROOM 10'8" x 9'2"** Having coving to ceiling, radiator, dado rail, double glazed patio doors to conservatory, door into:

**KITCHEN 17'4" max 8'5" min x 10'7" max 9'6" min** Being comprehensively fitted with a range of white high gloss units to include drawer, base and eye level cupboards, contrasting work surface and up stands, four ring electric hob with glazed splashback and extractor fan over, double oven/grill combination fitted microwave, stainless steel one and half bowl sink and drainer, integrated dishwasher and washing machine, housing for American style fridge freezer, spotlights to ceiling, vertical radiator, door into garage, two double glazed windows and double glazed door into garden

**GARAGE 16'8" x 7'8"** 'Please check suitability of this garage for your own vehicle' Up and over door to front, wall mounted gas central heating boiler, light and power

**CONSERVATORY 11'10" max 9'2" min** Having double glazed window to side and rear, double glazed double opening doors, wall mounted heater and under floor heating

**FIRST FLOOR LANDING** Having access to loft space, coving to ceiling, dado rail, doors into:

**MASTER BEDROOM SUITE**

**BEDROOM ONE 10'5" x 15'0" max to door well 11'4 min** Having double glazed window to front, coving to ceiling, radiator, built in wardrobe and door into:

**ENSUITE** Having a white close coupled WC, self contained shower cubicle with fitted electric shower, tiling and waterproof covering to walls, wash hand basin set into a vanity unit, chrome ladder style radiator/towel rail, double glazed patterned window

**BEDROOM TWO 8'6" x 8'7" max to wardrobe front 10'5" max into wardrobes** Double glazed window to rear, modern style radiator to one side, coving to ceiling

**BEDROOM THREE 21'4" max (some restricted head room ) x 7'8"** Double glazed window to front and side, radiator, coving to ceiling

**BEDROOM FOUR 8'7" x 7'4"** Double glazed window to rear, coving to ceiling, radiator

**BATHROOM** Having a white suite comprising "P" shaped bath with overhead shower and rinser aid, glazed shower screen, wash hand basin set into vanity unit, close coupled WC , tiling to walls , double glazed pattern window , radiator

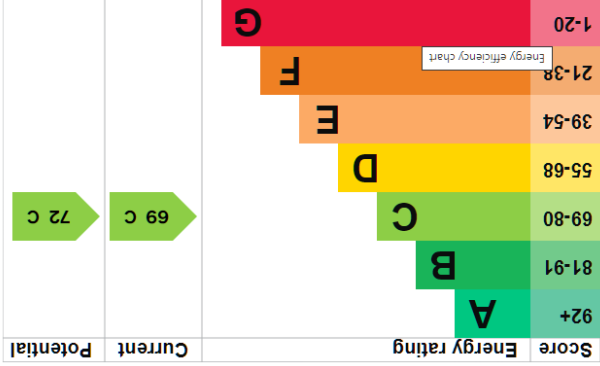
**REAR GARDEN** A sizeable garden with patio, lawn with planted trees and shrubs





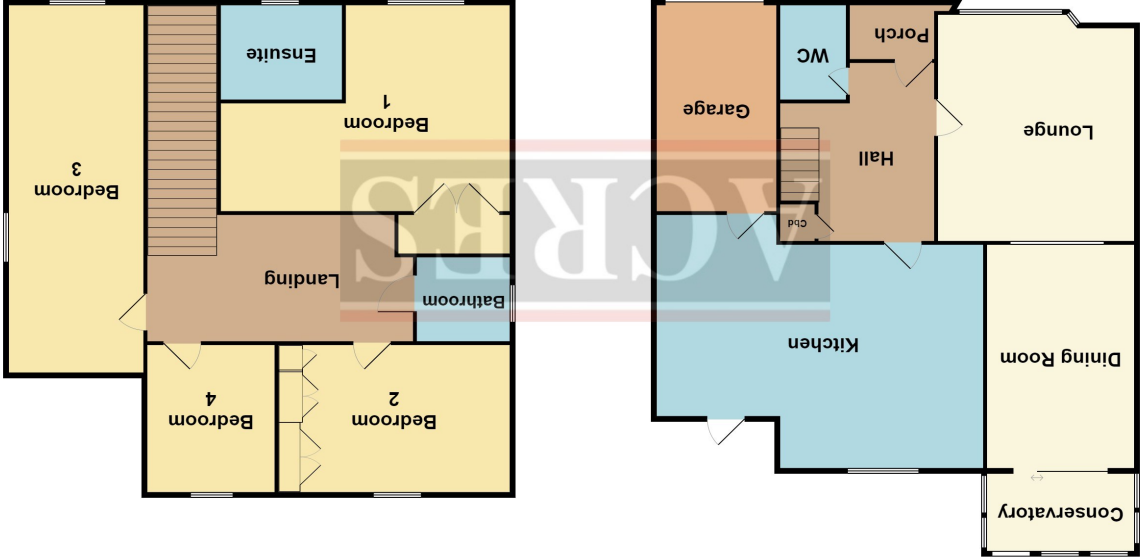
**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**





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.



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.