

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A stunning modern styled detached residence
- ◆ Located on a private, gated cul-de-sac
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Rear lounge, dining room and conservatory
- ◆ Stylish high gloss breakfast kitchen
- ◆ Master bedroom with dressing area and en-suite shower room
- ◆ Two further double bedrooms
- ◆ Bathroom with white suite
- ◆ Fore garden with parking space and access to garage
- ◆ Lovely paved and timber decked rear garden with Mediterranean styled planted



7 Hollyfield Court, Sutton Coldfield, B75 7QE ~ Offers in the region of £525,000

Welcome to Hollyfield Court, Sutton Coldfield - a charming freehold residence located on a gated and private Cul De Sac, where this modern detached house is waiting to become your new home. This property offers incredible interiors including an enclosed porch, leading to a lovely welcoming entrance hall, guests cloakroom, rear family lounge with feature fire surround and entertaining doors through to a dining room and stylish conservatory offering glorious garden views. There is a beautiful high gloss Breakfast Kitchen with some integral appliances. To the first floor are three excellent bedrooms (The master with dressing area and en-suite shower room), plus family bathroom with white suite. Outside is a brick blocked fore garden offering parking space and access to garage front. To the rear is a lovely garden with patio, timber decked area and a Mediterranean styled area. Don't miss out on the opportunity to make this house your home - book a viewing today and envision yourself living in this wonderful property in Sutton Coldfield. EPC rating C. Council tax band F.

Access is via a lovely gated cu-de-sac, the property offers a fore garden with brick block parking space, access to garage front

OPEN CANOPY PORCH Leading to a reception door into

VESTIBULE Inset matwell, coving to ceiling and double opening doors into:

HALLWAY A lovely entrance with staircase to first floor, radiator with decorative cover, coving to ceiling, grey toned flooring and doors into kitchen, dining room, lounge, cloak room (for storage and coats) and

GUEST CLOAKROOM White close coupled WC, wash hand basin set into a vanity unit, stylish tiling to walls and floor, chrome ladder style radiator/towel rail, spotlights to ceiling and extractor fan

LOUNGE 13'00" max into bay 11'3" min x 13'11" max 13'6" min to chimney breast Beautifully styled with a double glazed bay window including double opening doors to garden, coving to ceiling, Minster style fire surround with living flame effect fire, radiator, light toned timber effect floor and double opening entertaining doors through to

DINING ROOM 13'4" x 9'9" A lovely formal dining room with coving to ceiling, light toned timber effect floor, two vertical radiators, double doors into

CONSERVATORY 12'9" x 10'8" A lovely addition to the family home with double glazed windows to sides and rear, double opening doors to garden, continuation of the timber effect floor, two vertical radiators

KITCHEN 14'00" x 10'10" A comprehensive fitted kitchen with a range of cream high gloss units to include drawer, base and eye level cupboards, dishwasher, integrated drawer fridge and undercounter fridge, space and plumbing for washing machine (which will be left), Lechner work surfaces, upstands and breakfast bar, four ring induction hob with extractor hood over, glazed splash back, pyrolytic oven, warming drawer and microwave, double glazed window to front, under gallery lighting and spotlights, grey toned flooring

FIRST FLOOR LANDING Double glazed window to side, radiator with decorative cover, access to loft space, doors into

MASTER BEDROOM SUITE 13'7" x 11'00" An excellent double bedroom with double bedroom with double glazed window to rear, radiator and open archway into

DRESSING AREA Built in wardrobes and shelving to either side and door into

ENSUITE 9'1" x 4'8" min A lovely ensuite with double sized shower cubicle, wash hand basin set into a vanity unit, close coupled WC, bidet, spotlights and extractor fan to ceiling, elegant tiling to walls and floor, ladder style radiator/towel rail, double glazed opaque window

BEDROOM TWO 12'10" x 10'6" A second double bed with built in wardrobes, double glazed widow to front, radiator

BEDROOM THREE 11'5" x 8'9" A third double bedroom with double glazed widow to front, built in double wardrobe, timber effect floor

BATHROOM white suite, panelled bath with shower above and glazed shower screen, pedestal wash hand basin and close coupled WC, tiling to part walls and floor, ladder style radiator/towel rail, double glazed opaque window and extractor fan

REAR GARDEN Paved patio leading to a timber decked garden, Mediterranean styled planted area to side

GARAGE (please check the suitability of this garage for your own vehicle) electronically operated roller door, light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



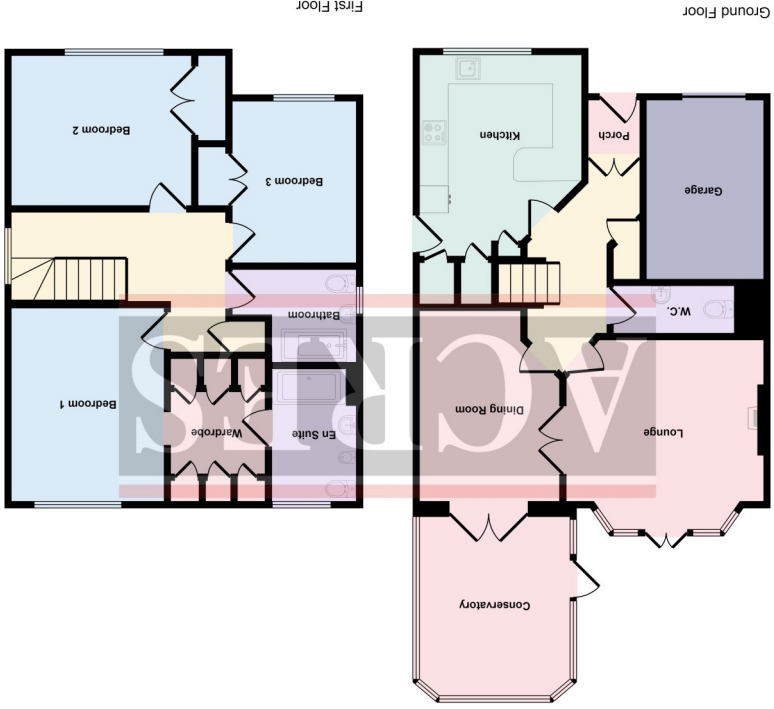
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Hudge Snappy 360.

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.