

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * An incredibly large detached property
- * Enclosed porch, entrance hall and guests cloakroom
- * Very large family lounge
- * Very generous dining/sitting room
- * Comprehensively fitted dining kitchen and utility
- * Six double bedrooms
- * Family bathroom and full ensuite bathroom
- * Brick blocked fore garden
- * Double garage
- * Lovely gardens to both side and rear



22 Myring Drive, Sutton Coldfield, B75 7RZ - Asking price £675,000

Wow..... This is an incredible freehold family home offering amazing accommodation throughout and literally every possible room you would need. Nestled away beautifully in a cul-de-sac in the heart of Sutton Coldfield the interiors very briefly offer an enclosed porch, welcoming entrance hall, guests cloakroom, very large family lounge, fantastic dining/sitting room, very generous dining kitchen and separate utility. To the first floor are six, yes six bedrooms, family bathroom and full en-suite bathroom. Outside is a brick blocked fore garden offering multiple parking space and access to a double garage, to the rear is the perfect garden for this size of house with garden areas to both side and rear with lawns and an abundance of flowering and verdant trees and shrubs. Viewing is absolutely essential to appreciate all that is on offer in this truly super home. Council tax band F. EPC rating D

Access is via: Brick blocked fore garden offering parking and leading to garage front

ENCLOSED PORCH Having a double glazed window to front and side, matching doubled glazed door, tiled floor leading to a timber and glazed reception door into:

HALLWAY Having staircase to first floor, radiator, doors into lounge, kitchen, garage and:

CLOAKROOM CUPBOARD Cloak room cupboard for coats with storage above, radiator, shoe storage and door into:

GUEST CLOAKROOM Having closed coupled WC, wash hand basin, double glazed pattern window

LOUNGE 23'9" x 11'8" min 12'3" max A very generous living room with double glazed patio doors, to garden, double glazed bow bay window, two radiators, marble fire surround with electric living flame effect fire, double doors to dining room, coving and medallion to ceiling, dado rail

DINING/SITTING ROOM 23'07" x 10'6" An exceptional room with double glazed window and patio doors to garden, radiator, coving and medallion to ceiling, dado rail, minster styled fire surround with living flame effect fire,

DINING/KITCHEN 19'9" x 12'00" A superb family kitchen with a comprehensive range of drawer, base and eye level cupboards, work surfaces and upstands, tiling to splashback, stainless steel one and half bowl sink and drainer, five ring gas hob with extractor hood over, double oven/grill combination, integrated fridge and dishwasher, two double glazed windows, coving to ceiling, radiator, space for table and chairs

UTILITY ROOM 12'00" x 5'6" Having space and plumbing for washing machine, space for dryer and other white goods, Belfast style sink, work surface, wall mounted gas central heating boiler, double glazed window, double glazed door, radiator, wall mounted cupboard

FIRST FLOOR LANDING Having double glazed opaque window to front, access to loft, doors into:

AIRING CUPBOARD A large walk in airing cupboard with shelving and water tank

MASTER BEDROOM SUITE 15'10" max 12'4" min to wardrobe front x 13'00" A very large double bedroom, double glazed window to rear, built in mirror fronted wardrobe, plus further built in wardrobe, over bed storage cabinets plus dressing table with two chest of drawers to either side, radiator, coving and medallion to ceiling into:

ENSUITE A full ensuite bathroom, white suite, panelled bath, with shower attachment, wash hand basin set into a vanity unit, close coupled WC, large self contained shower cubicle, tiling to walls, radiator, spotlights to ceiling, double glazed pattern window and door into built in wardrobe and storage

BEDROOM TWO 10'00" x 12'00" max 9'10" to wardrobe front A second double bedroom, built in wardrobe system and chest of draws, double glazed window to front, radiator

BEDROOM THREE 9'10" max 7'11" min to wardrobe front x 10'00" A third double bedroom fitted wardrobes, radiator, double glazed window

BEDROOM FOUR 10'5" x 9'2" min 11'2" into wardrobe A fourth double bedroom, double glazed window, radiator, coving to ceiling, built in mirror fronted wardrobes

BEDROOM FIVE 10'10 x 9'2" min 11'2" max into wardrobe A fifth double bedroom having double glazed window, radiator, mirror fronted wardrobes

BEDROOM SIX 12'00" x 9'10" A sixth double bedroom, double glazed window, radiator

BATHROOM Having a white suite, panelled bath, pedestal wash hand basin, close coupled WC, large self contained shower cubicle, fitted shower, radiator, tiling to walls, double glazed pattern window, spotlights to ceiling

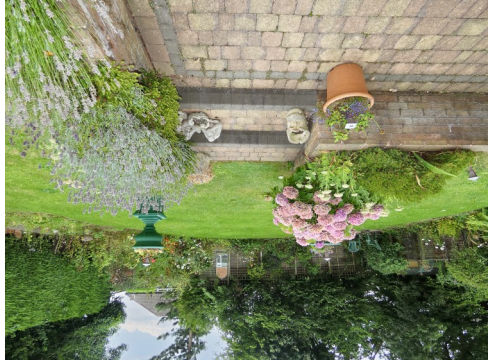
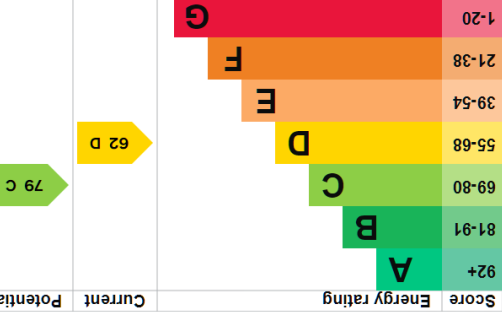
GARAGE 17'6" X 15'9" (Please check for suitability of this garage for your own vehicle) Electric up and over door, light and power

GARDEN A fabulous large garden to rear and side, lawned and planted areas, ornamental water feature



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:

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.