

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- * A wonderful position in a cul de sac close to many amenities
- * Enclosed porch and welcoming entrance hall
- * Large family lounge with doors into a dining room
- * Conservatory
- * Stylish and modern breakfast kitchen
- * Utility with door into a guests cloakroom
- * Four Double Bedrooms
- * Family Bathroom
- * Fore garden with driveway and access to garage front
- * Beautifully manicured rear garden



24 Wheatmoor Rise, Sutton Coldfield, B75 6AW - Offers Over £515,000

Welcome to Wheatmoor Rise, Sutton Coldfield, - a stunning freehold detached house that is beautifully presented and ready to become your new home. This property boasts a large welcoming entrance hall, generous living room with entertaining doors through to a dining room leading to a lovely conservatory with glorious garden views. There is a stunning modern breakfast kitchen with a comprehensive range of units offers style and practicality throughout and a door into a utility room with door into a guests cloakroom. To the first floor is a excellent landing space with a door onto a balcony and further doors into four double bedrooms and family bathroom. Outside, you will find a large, well-manicured garden that is just waiting for you to enjoy. Whether you have a green thumb or simply want a peaceful outdoor retreat, this garden provides the perfect setting for relaxation and outdoor activities. Don't miss the opportunity to make this house your own and experience the best of suburban living in Sutton Coldfield. With its spacious layout, modern features, and beautiful garden, this property is sure to impress even the most discerning buyer. Council tax band E and EPC rating D.

Access is via a fore garden with lawn and brick blocked driveway for multiple vehicles and access to garage front

ENCLOSED PORCH Double glazed windows and door, tiled floor and double glazed reception door with matching double glazed window to side into

HALLWAY A very generous welcoming entrance, staircase to first floor, radiator, coving to ceiling, door into cloaks cupboard, doors into understairs storage and doors into kitchen and

LOUNGE 17'8" x 13'5" A spacious lounge, double glazed window to front, radiator, traditional style fire surround with marble back and hearth, living flame effect fire

DINING ROOM 11'00" x 12'5" Double glazed patio door to conservatory, radiator, coving to ceiling, door to kitchen

CONSERVATORY 10'00" x 9'10" A lovely addition with double glazed windows to rear and sides, tiled floor, door to garden

BREAKFAST KITCHEN 16'2" max 10'10" max 7'4" A superb, modern, comprehensively fitted kitchen with a range of white high gloss units with feature stainless steel handles, including drawer base and eye level units, integrated dishwasher, fridge and freezer, stylish work surfaces, breakfast bar, upstands and window sills, five ring gas hob with glazed splash back and extractor hood over, fitted electric oven, fitted microwave and warming drawer below, one and half bowl sink with etched drainer, two double glazed windows, remote controlled kick board lighting, under gallery lighting and spotlights to ceiling, two radiators and grey toned flooring continuing into

UTILITY Space and plumbing for washing machine, wall mounted units, work surface, double glazed patterned window and door to side and door into

GUEST CLOAKROOM White close coupled WC, wash hand basin set into a vanity unit, white tiling to part walls, spotlights to ceiling, chrome ladder style radiator/towel rail

FIRST FLOOR LANDING A wonderful landing space, coving and access to loft space, double glazed patterned window and double glazed door with vertical double glazed panel to side onto a balcony with decorative railing around

BEDROOM ONE 14'5" x 10'6" min to wardrobe front 12'5" max into wardrobes Double glazed window to rear, wardrobe system to one side, radiator, coving to ceiling

BEDROOM TWO 14'3" x 12'6" A second excellent double bedroom, double glazed window to front, radiator, coving to ceiling

BEDROOM THREE 13'8" x 7'4" A third double bedroom, double glazed window to front, radiator

BEDROOM FOUR 10'00" x 8'00" A fourth bedroom, double glazed window to front, coving to ceiling and door into storage cupboard

BATHROOM A white suite comprising of p shaped bath with glazed shower screen and fitted electric shower, wash hand basin set into a vanity unit, door into airing cupboard, chrome ladder style radiator/towel rail, double glazed patterned window, stylish tiling white tiling with decorative boarder

SEPERATE WC White close coupled WC, white tiling to part walls, double glazed patterned window, spotlights to ceiling

GARAGE 16'00" x 7'5" (please check the suitability of this garage for your own vehicle) Up and overdoor, light and power

REAR GARDEN this is a beautifully manicured rear garden with multiple patio areas, ideal for alfresco dining, shaped lawn and deep flower beds with an array of flowering and verdant trees and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

TENURE:

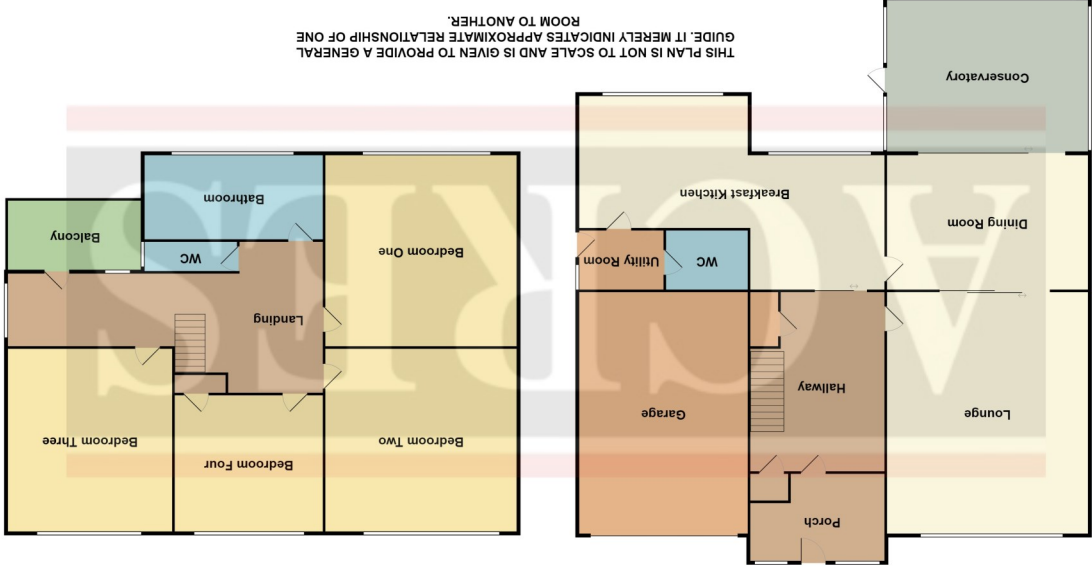
**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

:

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.



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.