

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful detached residence
- * Entrance hall
- * Sitting room and extended living room
- * Study/sunroom
- * Fitted breakfast kitchen
- * Side utility/passage and W.C
- * Three bedrooms
- * Bathroom with bath and shower cubicle
- * Deep fore garden offering parking and access to garage
- * Beautiful rear garden



165 MANEY HILL ROAD, SUTTON COLDFIELD, B72 1JW - OFFERS OFFER £500,000

This is a wonderful detached and freehold residence beautifully located on this ever popular residential road. Council tax band E. The interiors are beautifully presented throughout and very briefly include enclosed porch, entrance hall, Sitting Room, large extended living room with lounge and dining areas, door into a study/sun room, stylish fitted breakfast kitchen, side utility/side passage and guests cloakroom. To the first floor are three bedrooms and a family bathroom with both bath and shower cubicle. Outside is a deep fore garden with lawn and brick blocked driveway offering parking space and access to garage front. To the rear is a beautiful well manicured garden with patio areas, shaped lawn, deep planted borders and ornamental pond. This would be a beautiful family home for lucky purchasers.

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

ENCLOSED PORCH:

With double glazed windows to sides and front, matching door, tiled flooring, timber glazed reception door with window to side into:

HALLWAY:

A delightful entrance with coving to ceiling, newel and balustrade stair case to first floor, Karndean flooring continuing through to kitchen, lounge/dining room and

SITTING ROOM: 14'8 (max into bay) / 11'10 (min) x 11'6

With double glazed bay window to front, deep coving to ceiling, fire surround with tiled back and hearth, fitted living flame effect fire, radiator

EXTENDED LOUNGE/DINING ROOM: 23'5 (max) / 7'3 (min) x 17'6 (max / 10'10 (min)

An extended living / dining room with double glazed patio doors offering glorious garden views, coving to ceiling, two radiators, Minster style fire surround with living flame effect gas fire and door into:

STUDY / SUN ROOM: 11'0 x 6'3

Having a double glazed window to rear and double glazed patio door to side, radiator, spotlights to ceiling

KITCHEN: 19'0 x 7'8

Having a range of drawer, base and eye level cupboards, four ring electric hob, double oven / grill combination, integrated fridge, stainless steel sink and drainer, double glazed window to rear, spotlights to ceiling, work surfaces, matching breakfast bar, tiling to splashbacks, radiator, door into under stairs storage cupboard and door out to:

SIDE VERANDAH / UTILITY:

With door to front and door to garden, space and plumbing for washing machine, space for other white goods, work surfaces, wash hand basin and door into:

WC:

With low level WC and double glazed opaque window

FIRST FLOOR LANDING:

With access to loft space, patterned window to side, door to over stairs storage cupboard

BEDROOM ONE: 15'3 (max into bay) / 12'0 (min) x 11'6 (max into wardrobes) / 9'9 (min to wardrobe fronts)

With double glazed bay window to front, modern style mirror fronted wardrobe system to side, radiator

BEDROOM TWO: 12'0 x 10'10

A second excellent double bedroom with double glazed window to rear offering lovely views, radiator, coving to ceiling

BEDROOM THREE: 7'0 x 7'0

With double glazed window to front, radiator, double doors to boiler cupboard

BATHROOM:

Having a white suite comprising panelled bath, wash hand basin set into a vanity unit, close couple WC, self contained shower cubicle with fitted shower, tiling to part walls, double glazed patterned window to rear and side, chrome ladder style radiator / towel rail

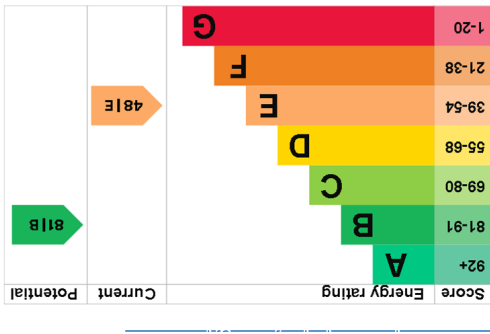
GARAGE: 27'10" x 8'8" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE)

GARDEN: A beautifully maintained garden with patio to fore leading to a shaped lawn with planted borders, to the far rear and various seating and patio areas plus ornamental pond



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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.

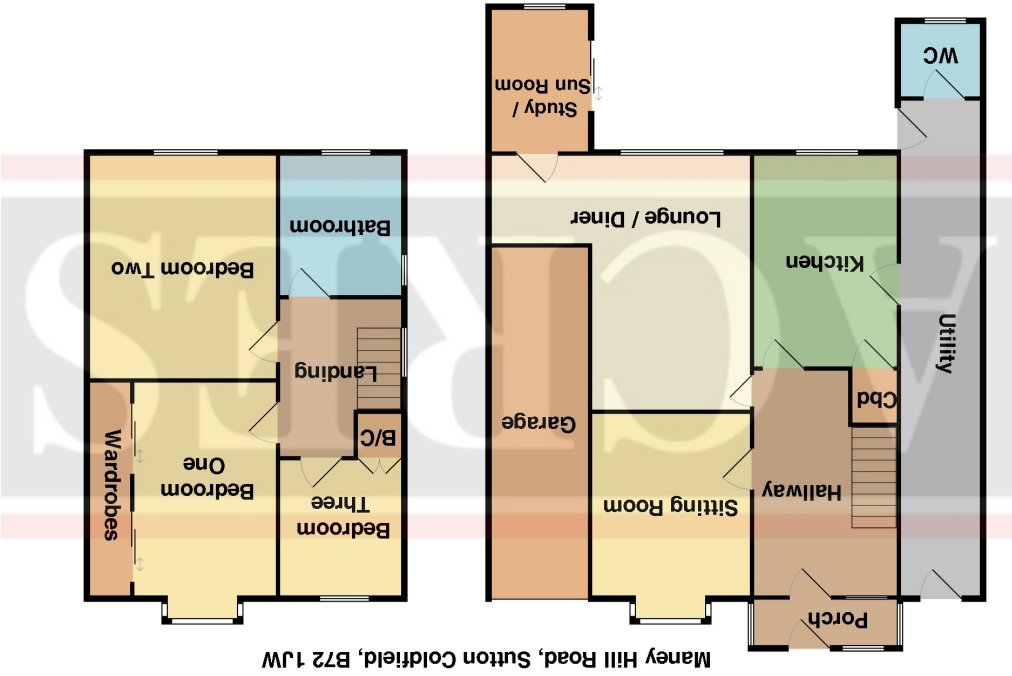
TENURE:

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

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Wylde Green Road

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.)

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



Maney Hill Road, Sutton Coldfield, B72 1JW