

ACRES

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- An elegant traditional styled property
- Close to many of Sutton Coldfield's amenities
- Entrance Hall, guests cloakroom
- Lounge with woodburning stove
- Open plan dining kitchen
- Very large conservatory with garden views
- Three excellent bedrooms
- Bathroom with white suite
- Fore garden offering parking space
- Very long rear garden leading to a double garage



MAPLE ROAD, SUTTON COLDFIELD, B72 1JP - OFFERS OVER £410,000

Welcome to this charming freehold semi-detached house on Maple Road, Sutton Coldfield! This traditional styled property has an entrance hall, guests cloakroom and two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three excellent bedrooms and bathroom with white suite to the first floor there is plenty of space for the whole family to unwind and make this house a home. One of the highlights of this property is the open plan dining kitchen, ideal for creating delicious meals while still being part of the conversation. The stylish lounge with a wood burner adds a touch of elegance and warmth, making it the perfect spot to curl up with a good book on a chilly evening. If you enjoy basking in natural light and greenery, you'll love the very large conservatory that this house offers. Outside is a brick blocked fore garden offering multiple parking space and to the rear is a fabulous long garden with patio, lawn, planted trees and shrubs to the far rear is a corner pagoda with cascading wisteria offering a lovely area for alfresco dining and access to a double garage. Don't miss out on the opportunity to make this house your own and experience the comfort and warmth it has to offer. Contact us today to arrange a viewing. Council tax band C and EPC rating E.

Access is via a brick blocked fore garden leading to:

ENCLOSED PORCH Having double glazed double doors to front, tiled floor, leading to a timber and glazed reception door into:

HALLWAY Newel and balustrade staircase to first floor, dado rail, radiator, understairs storage, doors into lounge, dining room and:

GUEST CLOAKROOM Having close coupled WC, wash hand basin, panelling to walls, spotlights to ceiling

LOUNGE 14'6" max into bay 12'6" min x 11'1" max 9'11" min into chimney breast Having double glazed bay window to front, fitted display shelves and storage to both recesses, fitted wood burning stove, radiator, timber effect floor

DINING/KITCHEN 17'1" x 12'8" max 9'5" min A superb open dining/kitchen

Kitchen Area Having a range of white high gloss units to include drawer, base, eye level and display cupboards, four ring gas hob with extractor hood over, double oven/grill combination, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, one and half sink bowl sink and drainer, under gallery lighting, spotlights to ceiling, Quartz work surface and upstands, double glazed window, tiled floor continuing through to:

Dining Area Having coving to ceiling, radiator, double glazed patio doors out to:

CONSERVATORY 13'00" max x 15'2" max A very generous conservatory offering excellent space for a growing family, timber floor, two radiators, double glazed window and double doors to garden

FIRST FLOOR LANDING Having double glazed patterned window, access to loft (with drop down ladder)

BEDROOM ONE 12'7" x 10'3" max 9'10" min into chimney breast An excellent double bedroom, double glazed window to rear with lovely garden views, radiator, coving to ceiling

BEDROOM TWO 15'00" max into bay 12'6" min x 10'4" max 10'00" min into chimney breast Having a double glazed bay window to front, coving to ceiling, radiator

BEDROOM THREE 8'7" x 6'7" A spacious bedroom with double glazed window to front, radiator

BATHROOM Having a white suite p shaped bath, shower screen and shower attachment, pedestal wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, door into boiler/storage cupboard, tiling to walls, double glazed patterned window, spotlights to ceiling

REAR GARDEN A superb garden with paved patio leading to a long lawn with planted borders and beds, pathway to garage with pagoda with cascading Wisteria

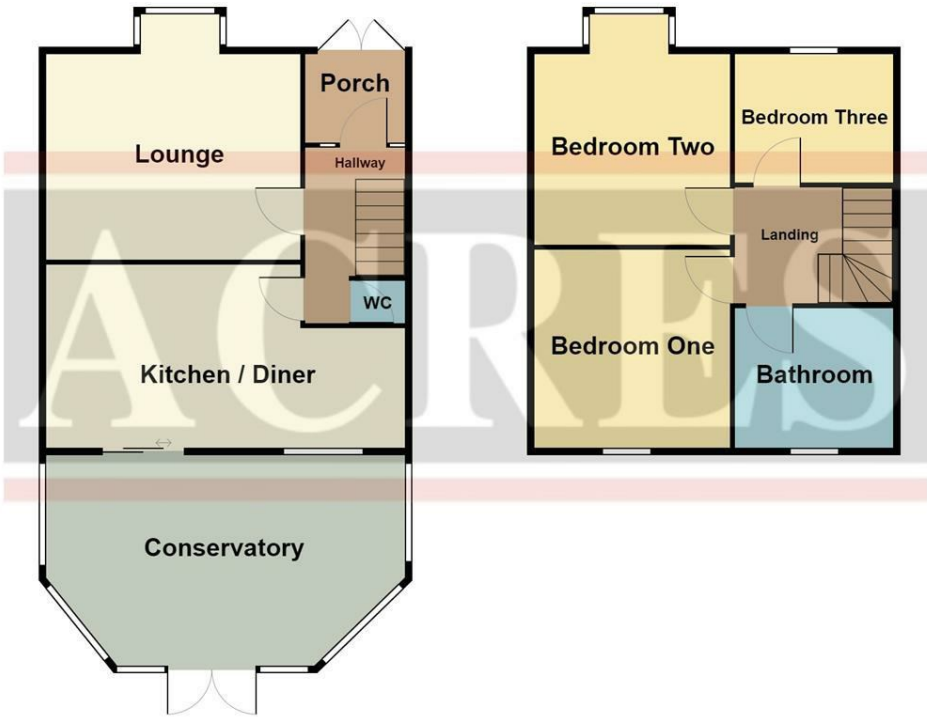
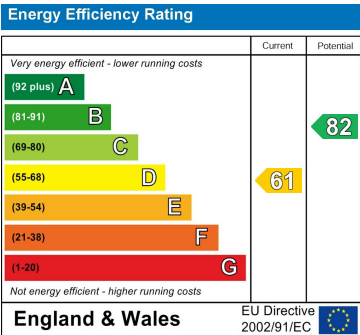
DOUBLE GARAGE 18'2" x 18'5" 'Please check the suitability of this garage for your own vehicle' Having light, window and door to garden, two double opening doors to rear



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly 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.