

ACRES

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- * This is an incredible detached residence
- * Planning permission for two bedrooms and bathroom in the loft
- * Entrance Hall
- * Wonderful living room
- * Amazing Living Kitchen with family/ dining and kitchen areas
- * Master Bedroom with dressing room
- * Bedroom two is an excellent double bedroom
- * Guests suite with double bedroom, ensuite and wardrobe area
- * Fore garden with in and out driveway
- * Fantastic rear garden with cabin and covered seating area



120 Tamworth Road, Sutton Coldfield, B75 6DH– Offers in the region of £675,000

Nestled on the prestigious Tamworth Road in Sutton Coldfield, this detached, freehold bungalow is a true gem waiting to be discovered. This incredible bungalow offers the perfect blend of peaceful surroundings and convenient access to amenities. This property has it all, from large beautifully presented interiors to having planning permission to add two large bedrooms and a bathroom to the first floor. The interiors offer a welcoming entrance hall with cloaks cupboard, large stylish living room with wood burning stove, awe inspiring extended living kitchen with family/dining area and large re-fitted Wren kitchen, master bedroom with dressing room (this was bedroom four) A second double bedroom and a guests suite offering bedroom three and en-suite room and a luxury family shower room. One of the standout features of this property is its large landscaped garden, providing a tranquil oasis right on your doorstep. To the rear of the garden is a wonderful cabin with covered seating area to side, imagine enjoying a cup of tea in the morning or hosting a summer barbecue in this picturesque setting. The incredible quality of this home is evident in every corner, from the superbly designed living spaces, to the beautiful landscaped gardens that is just perfect for entertaining guests. Don't miss the opportunity to make this wonderful property your own and experience the best of bungalow living in Sutton Coldfield. EPC rating D, Council tax band E.

Access is via: A brick blocked fore garden with in and out driveway and planted island

Open canopy porch leading to a reception door with double glazed vertical panels to either side into:

HALLWAY A lovely inviting entrance with spotlights to ceiling, radiator, access to loft, double doors into cloakroom cupboard and further doors into:

LOUNGE 26'5" max x 13'2" max 8'5" min A beautifully presented living room with double glazed bay window to front with deep sill, two radiators, spotlights to ceiling, minster styled fire surround with fitted wood burning stove, timber effect floor, double opening aluminium doors to living kitchen and door into guest suite

LIVING KITCHEN An incredible extended living kitchen offering a family/dining area and beautifully fitted kitchen, with underfloor heating throughout

FAMILY DINING AREA 26'00" max x 12'1" min 23'2" max A lovely place to relax with double opening doors out to garden, large, glazed roof lantern and open access to:

KITCHEN Having a wonderful Wren fitted kitchen with a comprehensive range of drawer, base and eye level cupboards plus open displays. Integrated dishwasher and washing machine, fitted American style fridge freezer, range styled Stoves oven with extractor hood over Quartz work surfaces, upstands and splashbacks. Stainless steel sink with fitted boiling water tap, kick board lighting, spotlights to ceiling, double opening doors to gardens with vertical windows to either side

MASTER BEDROOM SUITE BEDROOM 13'4" x 10'8" An excellent double bedroom with double glazed double doors to garden, radiator, timber effect floor and open access to

DRESSING ROOM 11'00" x 7'5" Continuing with the flooring, double glazed window, spotlights to ceiling, fitted wardrobe with mirrored fronts and inset lighting,

BEDROOM TWO 12'2" x 11'00" A double glazed bay window with deep display sill, radiator, coving and spotlights to ceiling, radiator, timber effect floor

LUXURY SHOWER ROOM Having a white Villeroy and Boch wash hand basin set into a vanity unit and close coupled WC, large shower cubicle with Grohe overhead shower and rinser, ladder style radiator, fitted linen and product cupboard, incredible tiling to walls and floor, spotlights and double Velux roof light

GUEST SUITE /BEDROOM THREE 11'6" min x 7'9" A third double bedroom with double glazed bay window to front with deep display sill, two radiators, spotlights to ceiling, timber effect floor, open wardrobe and storage to rear

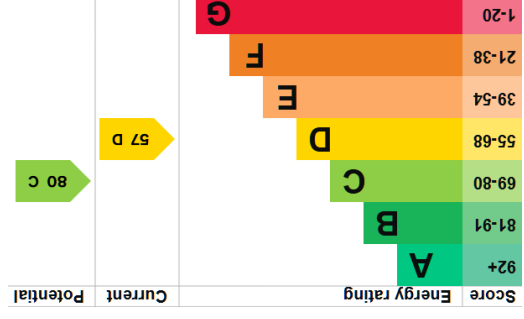
ENSUITE Having a double sized shower cubicle with fitted shower, close coupled WC with wash hand basin above, tiling to walls and floor, spotlights to ceiling

REAR GARDEN An incredible rear garden with patio to for with storage areas to either side and access to front. The main garden has a large shaped lawn and wonderful planted beds and borders with an array of flowering and verd trees and shrubs. To the rear is a fabulous entertaining rooming/home office with power, timber effect floor, double glazed vertical windows with inset blinds and double glazed double opening doors. To the side is a covered seating area complimenting and offering a wonderful alfresco area



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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:

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.

