

ACRES

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



- * An incredible detached and extended residence in a quite cul-de sac
- * Enclosed porch, hallway and guests cloakroom
- * Wonderful lounge with media wall
- * Absolutely gorgeous living kitchen with large sliding patio doors out to garden
- * Study
- * Ground floor guests suite with double bedroom and en-suite shower room
- * Three excellent first floor bedrooms (Master with en-suite)
- * Fore Garden with parking space and access to storage
- * Rear garden with lawn and patio
- * Beautifully presented throughout



63 Woodway, Erdington, B24 0AH – Offers in the region of £450,000

Acres is delighted to offer for sale this incredible extended property with beautifully presented interiors throughout. The property offers the following an enclosed porch, entrance hall, guests cloakroom, large living room with media wall, amazing extended living kitchen with underfloor heating, family dining area and fitted kitchen and home office. There is also a ground floor guests suite with double bedroom and en-suite shower room. To the first floor is a master bedroom with en-suite, two further excellent bedrooms and a stylish bathroom. Outside is a garden to fore and side offering multiple parking space and access to storage front. To the rear is a garden with patio and lawn. This property should be viewed internally to appreciate how lucky you would be to make this your new home.

Access is via: An enclosed porch with double glazed windows and door, tiled floor leading to a feature double glazed reception door into:

HALLWAY Having staircase to first floor, radiator, flooring that continues through to lounge, door into cloakroom cupboard and door into:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, radiator, double glazed window, stylish tiling to part walls and floor

LOUNGE 17'10" x 12'00" max 10'10" min A lovely spacious living room with double glazed window, radiator, superb media wall with modern styled living flame effect fire, display shelves with lights and space for TV, double glazed patio doors to living kitchen, door to side

LIVING KITCHEN 24'5" max 11'10" min x 21'4" max 7'10" min An incredible extended living kitchen offering a family area, dining area and modern comprehensively fitted kitchen family/dining area with double glazed ceiling lantern, tiled floor with electric underfloor heating, two vertical radiators, large glass sliding patio doors out to garden, door leading to guest suite and open access to:

KITCHEN Having a range of white soft close units with deep drawers, larder and wall mounted units, stylish comprehensive work surfaces and upstands, wonderful splash backs that match the unit trims and four ring gas hob with extractor above, fitted electric oven, fitted microwave oven, space for American style fridge freezer, stainless steel sink with etched drainer, integrated dishwasher, open access to utility and door out to side veranda with access to front and rear

GUEST SUITE

BEDROOM FOUR 12'4" max 10'6" min to wardrobe front x 9'01" Having double glazed window to side, fitted mirror fronted wardrobe, radiator and door into:

ENSUITE Having double sized shower cubicle with overhead shower and rinser aid, chrome ladder style radiator/towel rail, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque window, tiling to wall and floor, double glazed opaque window,

UTILITY Floor to ceiling storage, space and plumbing for dishwasher, double doors to washing machine with space above for dryer, laundry sink and drainer, work surface and splash back, door into:

HOME OFFICE 8'08" x 7'8" max 7'2" min Having double glazed bow window to front, radiator, spotlights to ceiling

FIRST FLOOR LANDING Access to loft, spotlights to ceiling, doors into:

MASTER BEDROOM 13'11" max into wardrobe 12'00" min x 10'5" Having double glazed window, fitted mirror fronted wardrobes, radiator, door into further built in wardrobe

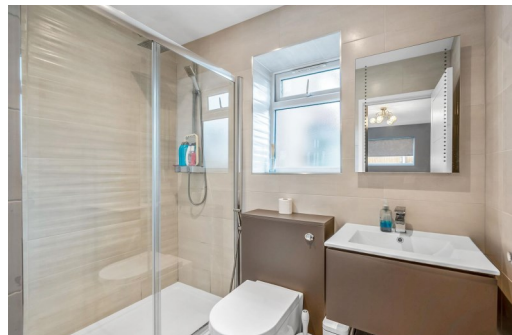
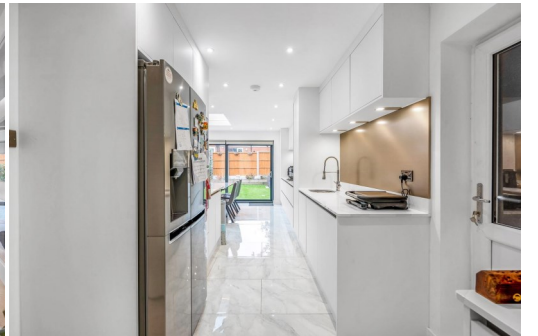
ENSUITE Having self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, grey toned tiling to walls and floor, double glazed pattern window, spotlights and extractor to ceiling

BEDROOM TWO 16'10" max 14'10" min x 9'00" A second double bedroom with double glazed window to two elevations, door into built in wardrobe, radiator

BEDROOM THREE 10'2" x 8'00" An excellent third double bedroom, double glazed window, radiator

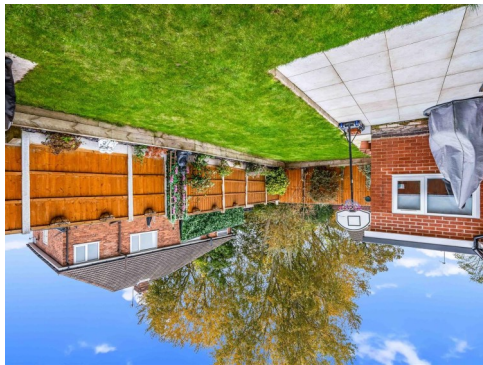
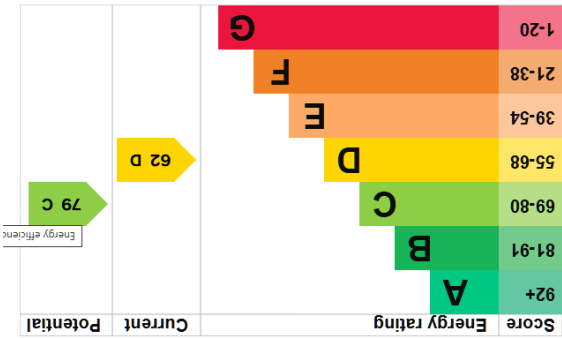
BATHROOM Having white suite panelled bath with fitted overhead shower and rinser aid, table top sink and vanity unit, close coupled WC, ladder style radiator/towel rail, marble effect tiling to walls and floor, double glazed patter window, spotlights and extractor to ceiling

REAR GARDEN Having patio, lawn and raised borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



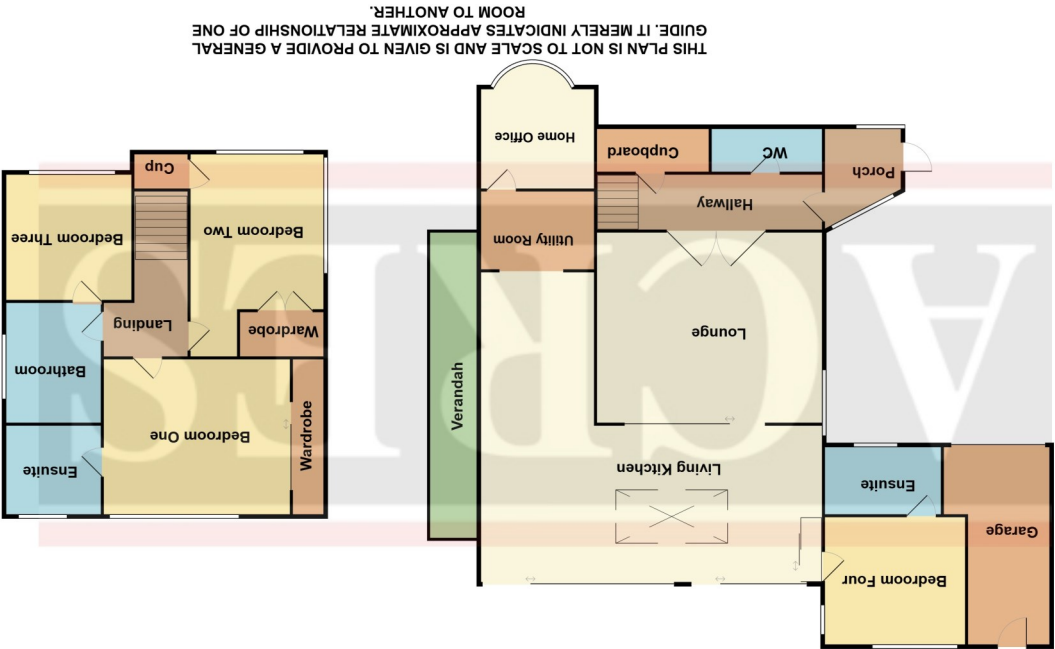


TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)



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.