



- A wonderful detached residence situated on a very popular residential road
- Located in the heart of Boldmere, close to many excellent facilities
- Enclosed porch, entrance hall and guests cloakroom
- Very spacious and beautifully presented living room
- Sitting room with patio doors out to the garden
- Dining kitchen
- Three superb double bedrooms
- Stylish shower room
- Fore garden offering multiple parking and access to garage front
- Very large rear garden with patio, lawn and an array of planted trees and shrubs



**BRAEMAR RD, SUTTON COLDFIELD, B73 6LS - OFFERS AROUND £527,000**



Nestled in the desirable area of Braemar Road, Sutton Coldfield, this charming detached residence offers a perfect blend of comfort and style. With its spacious layout, the property boasts a large enclosed porch, entrance hall, guests cloakroom, two inviting reception rooms, including a large lounge and a cosy sitting room, ideal for both relaxation and entertaining guests. The heart of the home is the dining kitchen, which provides ample space for family meals and gatherings. The property features three generously sized double bedrooms and a well-appointed shower room. One of the standout features of this property is the expansive rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days. Situated in an incredible residential area, this home is not only a peaceful retreat but also conveniently located near local amenities, schools, and parks, making it an ideal choice. This delightful detached house on Braemar Road presents a fantastic opportunity for those seeking a comfortable and spacious family home in a sought-after location. Don't miss the chance to make this property your own

Access is via: A deep fore garden with brick blocked driveway for multi vehicles, access to garage front and stone chipped area

ENCLOSED PORCH Having a deep porch with double glazed door, double glazed window to side, timber and glazed reception door into:

HALLWAY Having staircase to first floor, radiator, picture rail, timber effect floor, doors into lounge, kitchen and:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin, double glazed opaque window

LOUNGE 11'05" x 15'11" Having a double-glazed bow bay window to front with deep display sill, timber effect floor, coving to ceiling, retro style gas fire, radiator

SITTING ROOM 11'05" x 9'11" Having coving and medallion to ceiling, double glazed patio doors to rear, period style radiator, timber effect floor, built in and display unit

DINING/KITCHEN 16'06" max x 13'05" max Having a range of drawer, base and eye level cupboards, gas oven, timber work surfaces, Belfast style sink, space for white goods, space and plumbing for washing machine, double glazed window to rear, dining area with space for table and chairs, double glazed double doors, double glazed window to side, radiator, tiling to splash back, door into:

SIDE PASSAGEWAY Door into storage cupboard, door to front and door into:

GARAGE (please check the suitability of this garage for your own vehicle) Up and over door to front, light and power, window to side

FIRST FLOOR LANDING An excellent landing space with double glazed patterned window to side, radiator, access to loft space and doors into:

BEDROOM ONE 14'01" x 11'05" Double glazed window to front, radiator, coving and medallion to ceiling,

BEDROOM TWO 11'11" x 11'04" max 9'11" min Large double glazed window to rear, radiator, coving to ceiling

BEDROOM THREE 13'01" x 8'10" A third double bedroom with double glazed window to front, radiator

SHOWER ROOM Large wet and dryer shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, large store cupboard housing wall mounted gas central heating boiler, double glazed patterned window, white tiling to part walls, chrome vertical radiator, spotlights to ceiling

SEPARATE WC White close coupled WC, double glazed patterned window

REAR GARDEN A very large mature garden with patio area leading to a long lawn, with planted borders further seating and stone area to fore rear and garden shed with light and power



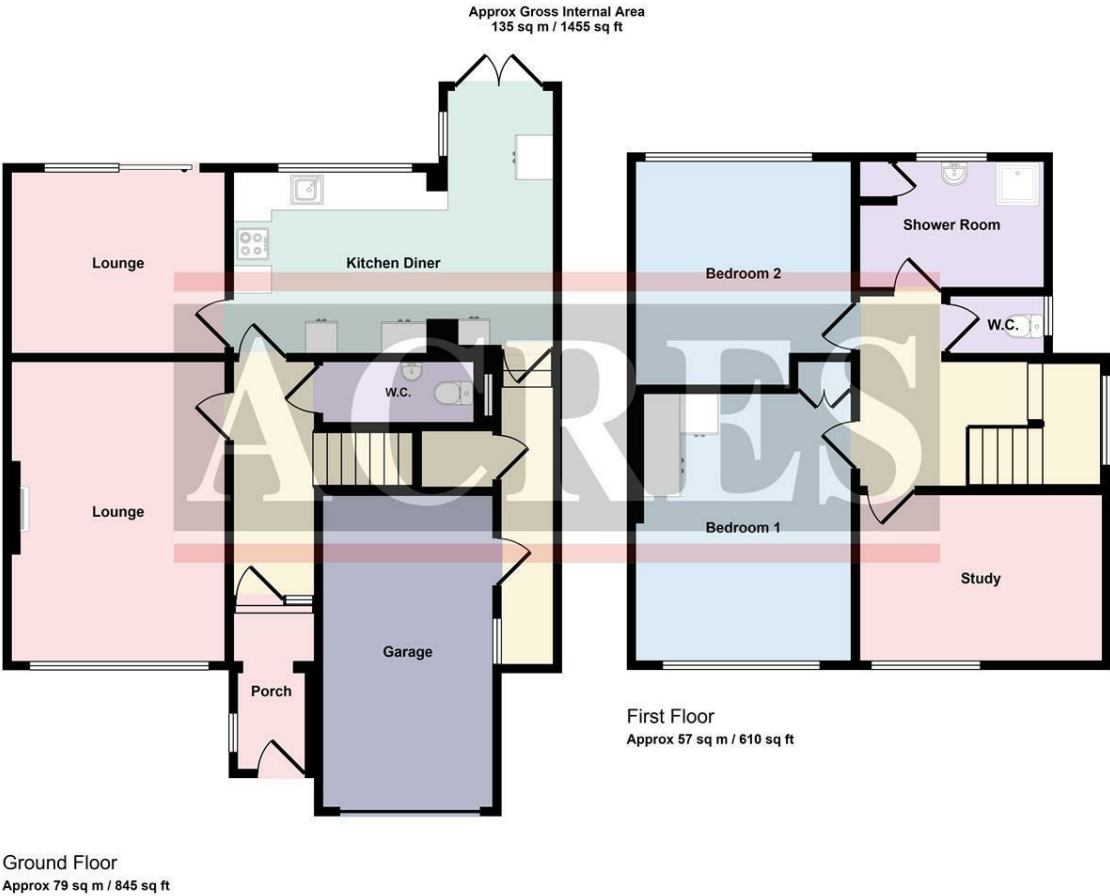
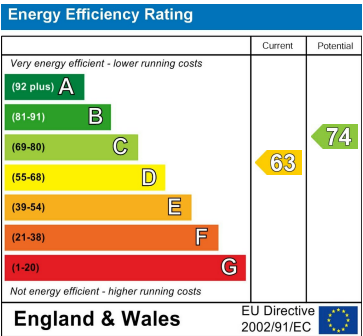




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.