

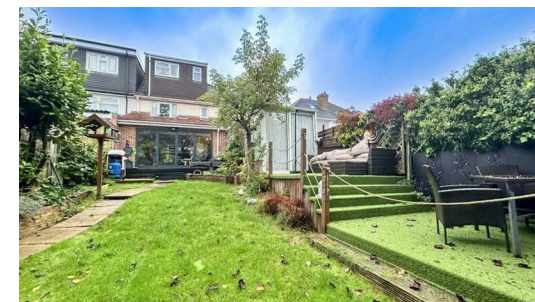
ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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@ www.acres.co.uk



- A wonderful extended family home
- Popular residential road
- Entrance hall, guests cloakroom and separate utility
- Sitting Room (formally the garage)
- Amazing open plan lounge and kitchen
- Home office and lean to conservatory
- Master bedroom with en-suite, two further bedroom and dressing room
- Loft conversion with double bedroom and en-suite
- Fore garden offering multiple parking space
- Large mature rear garden



LONGMOOR RD, SUTTON COLDFIELD, B73 6UB - OFFERS IN EXCESS OF £490,000

Nestled on Longmoor Road in Sutton Coldfield, this impressive, freehold, semi-detached house offers a perfect blend of space and modern living. This large extended property boasts four well proportioned bedrooms and a dressing room, making it an ideal family home. Upon entering, you are greeted by an entrance hall leading to an incredible open plan lounge and kitchen, designed to create a warm and inviting atmosphere for both relaxation and entertaining. There is also a separate reception room (formally the garage) that provides additional living space, separate utility and a dedicated home office leading to a lean to conservatory and guests cloakroom. To the first floor the property offers a master bedroom with en-suite shower room, two further double bedrooms and a dressing room. There is a staircase leading to a superb loft conversion including a double bedroom and en-suite. Outside is a fore garden offering multiple parking space and to the rear is a large garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. This home is not only spacious but also thoughtfully designed to cater to modern family needs, while being close to local amenities, schools, and parks. This property truly represents a wonderful opportunity for those seeking a comfortable and stylish family home. Council tax band D and EPC rating D. Access is via a fore garden offering multiple parking spaces, concrete print

PORCH Double glazed leaded light windows and door, tiled floor, double glazed reception door

HALLWAY Staircase to first floor, radiator, grey toned floor, door to lounge and door into

SITTING ROOM 17’6” x 7’7” Double glazed window to front, door to utility

UTILITY 6’00” x 7’2” Base and wall mounted units, stainless steel sink and drainer, work surface, space and plumbing for washing machine, tiled splash back and floor, space for white goods

INNER HALL Access to kitchen and door to guest cloakroom and open access to

OFFICE 10’10” x 7’4” Double glazed window to side, radiator, wall mounted gas central heating boiler, door into

LEAN TO CONSERVATORY Double glazed windows to rear and side, double glazed door

GUEST WC White close coupled WC, wash hand basin, radiator

OPEN PLAN LOUNGE AND KITCHEN 34’5” max into bay x 16’7” max 10’5” average 9’2” min to chimney breast

LOUNGE AREA Double glazed leaded light bay to front, living flame effect fire, , radiator, grey toned flooring

KITCHEN AND DINING AREA Fitted kitchen with a range of grey toned high gloss drawer, base and eye level cupboards, integrated fridge freezer, dishwasher, fitted electric oven and dishwasher, sink, island with drawer and base units, four ring electric hob and large breakfast bar, work surfaces and upstands, double glazed bi folding doors to rear, grey toned flooring throughout, three double glazed sky lights and spotlights to ceiling

REAR GARDEN Timber decked patio, steps to lawn with further raised seating area plus further garden area

FIRST FLOOR LANDING Doors into

BEDROOM ONE 17’5” max 12’1” min x 8’00” max 4’10” min Double glazed window to front, radiator, coving to ceiling door into

ENSUITE Self contained shower cubicle with shower and rinser aid, table top sink, close coupled WC, tiling to walls and floor, double glazed patterned window, spotlights to ceiling

BEDROOM TWO 12’10” into bay 10’6” min x 10’3” max 9’00” min to chimney breast Double glazed leaded light bay window, radiator

BEDROOM THREE 10’10” x 10’4” double glazed window to rear, radiator

DRESSING ROOM With fitted shelving and hanging rails

FAMILY BATHROOM white suite, spa bath, electric shower over, pedestal wash hand basin, close coupled WC, tiling to walls and floor, window, chrome ladder style radiator/towel rail

SECOND FLOOR

LOFT ROOM 16’3” max x 12’1” max 7’2” min Double glazed velux window to front, double glazed window to rear, radiator, door into

ENSUITE Self contained shower cubicle, wash hand basin and close coupled WC

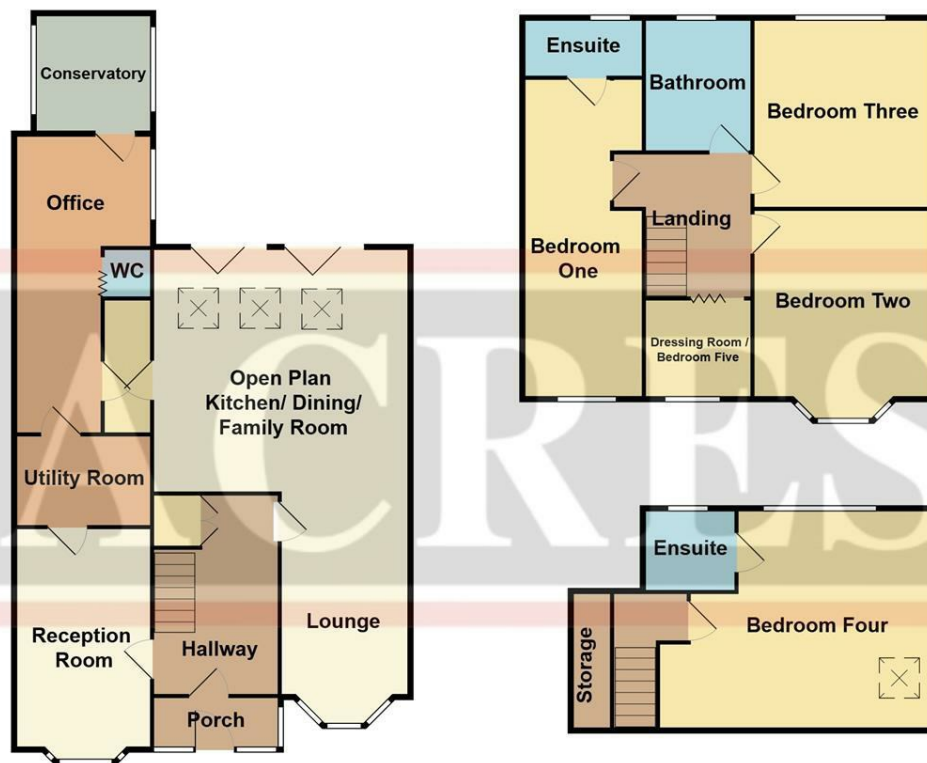
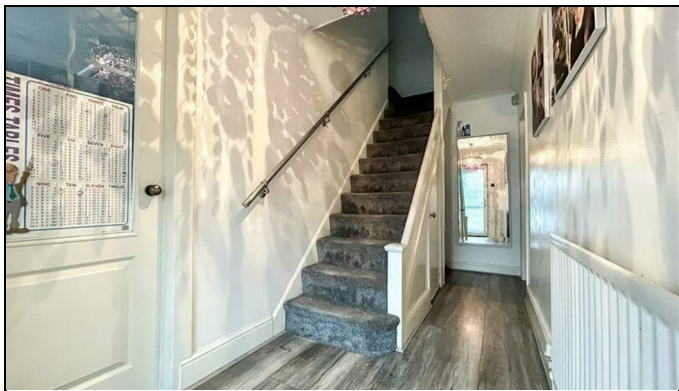


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
England & Wales		
	EU Directive 2002/91/EC	



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.