

ACRES

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www.acres.co.uk



- A wonderful period style property
- Beautifully positioned on a very popular road
- Close to many local amenities
- Welcoming entrance hall
- Stylish lounge and dining room
- Morning room/home office
- Large modern styled kitchen
- Two fitted double bedrooms to the first floor and two to the second floor
- Large luxury bathroom
- Gardens to front and rear



HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QE - OFFERS AROUND £535,000

Situated on the charming Highbridge Road in Sutton Coldfield, this exquisite, freehold, period style property offers a delightful blend of period elegance and modern convenience. With four spacious bedrooms, this property is perfect for families seeking both comfort and style. As you enter, you are greeted by a lovely entrance hall, beautiful lounge, dining room, ideal for entertaining guests or enjoying quiet family evenings and additional home study/ morning room providing a versatile space that can be tailored to your needs, whether for work or relaxation. The large modern kitchen is a true highlight, featuring contemporary fittings. To the first floor are two wonderful, fitted double bedrooms and a very large luxury bathroom. To the second floor are two further excellent bedrooms. Outside is a fore garden with feature decorative pathway leading to the reception door and to the rear is a well maintained garden with paved area to fore and side leading to the lawn with stone chipped borders. This property is not just a house; it is a place where memories can be made. With its prime location and stunning interior, it is an opportunity not to be missed. Council tax band D EPC rating D.

Access is via: A brick block paved fore garden with decorative path leading to a timber door with glazed transom into vestibule, panelling to dado rail height, Minton tiled floor, glazed reception door with stained glass transom into:

HALLWAY Coving to ceiling, dado rail, chequered tiled floor, radiator, staircase to first floor, door into dining room and:

LOUNGE 14'00 max bay 11'11 min x 11'7" max 10'9" min Having a bay window to front, two radiators, coving and medallion to ceiling, picture rail, classically styled fire surround with wrought iron inset, decorative tiled cheeks and open grate, tiled hearth, timber effect floor

DINING ROOM An elegant dining room with sash styled window to rear, two radiators, coving and medallion to ceiling , picture rail, period style fire surround, timber effect floor, door to morning room and door into:

GUEST CLOAKROOM Having a white closed coupled WC, wash hand basin, tiled floor

MORNING ROOM/HOME OFFICE 11'6" max 11'00" min x 9'01" max 7'3" min Having two sash styled windows to side, radiator, timber effect floor, work station to one side including desk, open display shelves, storage cupboard/cloakroom cupboard, coving and dado rail, access to:

KITCHEN 20'8" x 7'1" A superb modern style kitchen with a range of high gloss units including drawer, base and eye level cupboards, housing for washing machine and dryer, integrated dishwasher, space for American style fridge freezer, Quartz work surfaces and upstands, two double glazed windows to side, door to side and double glazed double doors to garden, tiled floor, spotlights to ceiling, five ring gas hob, glazed splash back and extractor hood over, double oven/grill combination, stainless steel sink and etched drainer

FIRST FLOOR LANDING Coving to ceiling, dado rail, radiator, staircase to first floor, doors into

BEDROOM ONE 12'1" x 16'10" max 13'9" min to wardrobe front and chimney breast An incredible large bedroom with coving to ceiling, two radiators, three double glazed sash styled windows, his and hers double wardrobes, door into storage cupboard

BEDROOM TWO 13'00" x 10'10" max 7'8" min to chimney breast and wardrobe front A second excellent double bedroom, coving to ceiling, double glazed sash styled window, fitted wardrobe system to one side including wardrobes with open hanging rail, display shelves and chest of drawers

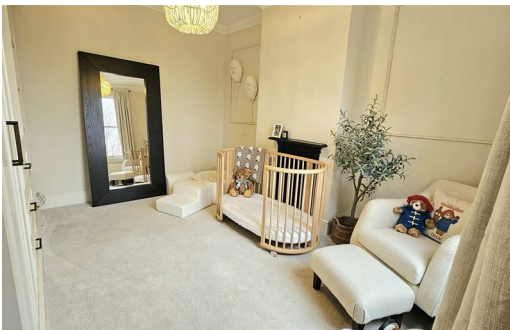
BATHROOM An incredibly large bathroom with a white suite including oval double ended bath, pedestal wash hand basin, close coupled WC, shower cubicle with over head shower, tiling to part walls and floor, chrome ladder style radiator/towel rail, double glazed window to rear, spotlights to ceiling, doors into boiler cupboard

SECOND FLOOR LANDING access to loft and doors into

BEDROOM THREE 17'10" max 16'6" min to chimney breast x 8'2" min 12'00" max Window to front

BEDROOM FOUR 10'8" min 11'2" max x 10'9" max 6'9" (to approx. 5 ft height) Two double glazed sky lights, door into storage, radiator

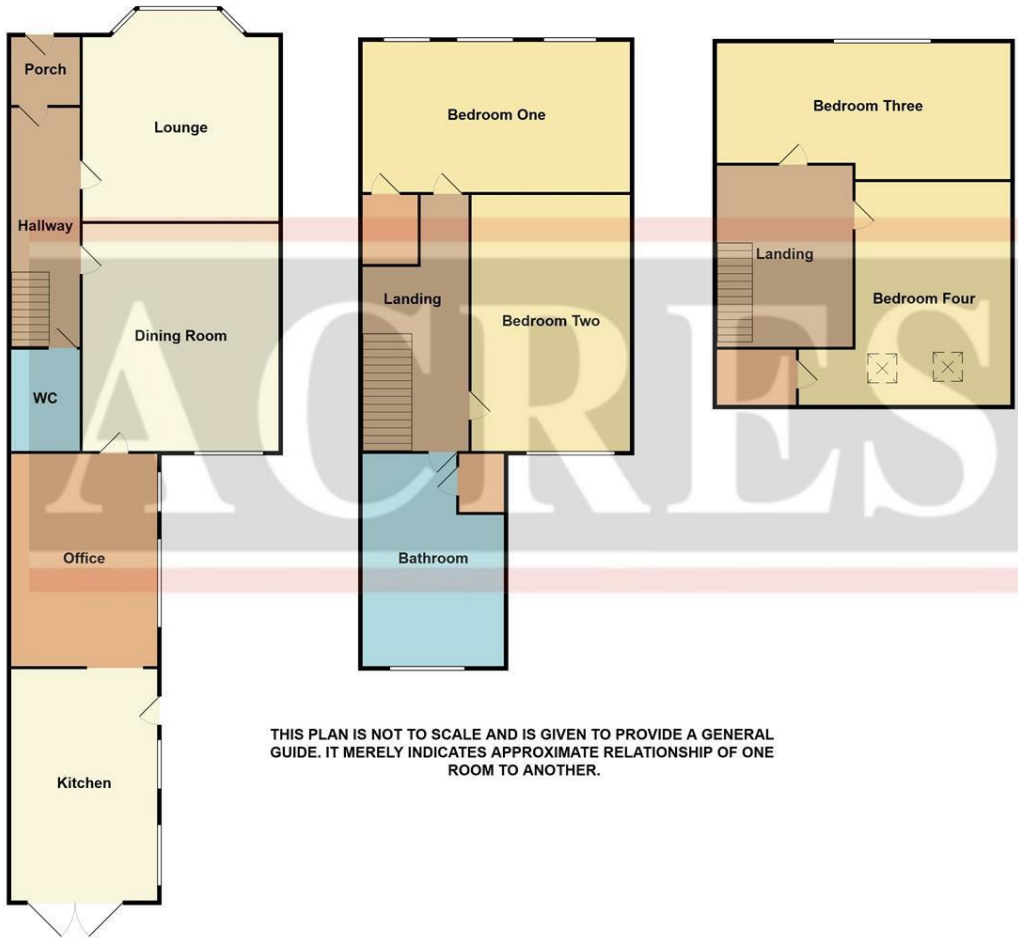
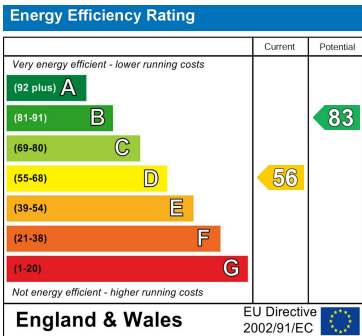
REAR GARDEN An excellent well manicured garden with deep patio area to fore and paved area to side leading to a lawn, stone chipped borders and seating area to far rear,



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 : D

VIEWING: Highly recommended via Acres on 0121 321 2101



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.