

ACRES

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- An executive detached residence
- Extended to rear
- Enclosed porch, entrance hall and guests cloakroom
- Dining kitchen and separate utility
- Four double bedrooms and two en-suites
- Family bathroom
- Deep fore garden with driveway
- Large mature rear garden
- Garage
- Lovely cul-de-sac location



ASHDENE CLOSE, SUTTON COLDFIELD, B73 6HL - OFFERS IN EXCESS OF £650,000

It is a privilege to offer for sale this incredible detached residence that is beautifully positioned and accessed via a private driveway just off Somerville Road, Sutton Coldfield. The property is extended and offers amazing interiors throughout including an enclosed porch, entrance hall, guest's cloakroom, utility, stylish lounge with entertaining doors through to an extended dining/sitting room and large dining kitchen. To the first floor is a master bedroom with en-suite, superb double guest bedroom with en-suite, plus two further excellent double bedrooms and family bathroom. Outside is a lovely fore garden with bordered lawn and driveway leading to garage. To the rear is a superb rear garden with patio, lawn and deep borders with an array of verdant and flowering trees and shrubs. This is a very special property that needs to be viewed to be appreciated
Council tax band F and EPC rating C.

Access is via a fore garden with shaped lawn with mature borders and driveway with multiple parking spaces and access to garage

ENCLOSED PORCH Double glazed panels to front and side, matching door, tiled floor

HALLWAY A lovely welcoming entrance with timber and glazed reception door with opaque glazed panel to side, coving to ceiling, radiator, newel and balustrade staircase to first floor, doors into under stairs storage, utility, kitchen, lounge and

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

LOUNGE 18'5" max into bay 16'7" min x 13'1" Double glazed bay window to front, coving to ceiling, fire surround with fitted living flame effect fire, marble back and hearth, two radiators and entertaining doors through to:

DINING ROOM/SITTING ROOM 17'6" x 10'10" A wonderful extended reception room with double glazed double doors to rear, double glazed window to side, coving to ceiling, radiator, courtesy door to kitchen and entertaining doors to lounge

DINING KITCHEN 14'10" max 8'10" min x 12'00" max 7'4" min

KITCHEN AREA Comprehensively fitted with a range of drawer, base and eye level units, integrated dishwasher, space for fridge freezer, range styled cooker, with extractor hood over, tiling to splash back, work surfaces, double glazed window to rear, under gallery lighting, spotlights to ceiling, continuation through to

DINING AREA Double glazed double doors to garden, radiator

UTILITY 8'5" x 7'9" : Base units, space and plumbing for washing machine, space for dryer and other white goods, larder unit, work surfaces, spotlights to ceiling, tiling to splash backs, stainless steel sink and drainer, radiator, double glazed door to side, door to garage

FIRST FLOOR LANDING: Having useful airing/storage cupboard, loft access and door into:

BEDROOM ONE 13'10" x 13'2" max 11'2" min Incredibly large space with fitted wardrobes, double glazed windows to front, radiator, door leading to

ENSUITE White suite with close coupled WC, wash hand basin fitted into a vanity unit, self-contained shower cubicle, chrome ladder style radiator/towel rail, inset lighting, obscured double glazed window to side

BEDROOM TWO 10'00" min 14'7" max into door well x 10'10" max Double bedroom with double glazed window to rear, radiator, built in wardrobe and door into

ENSUITE Self-contained shower cubicle with electric shower, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque window, tiling to part walls, chrome ladder style radiator/towel rail and inset lighting

BEDROOM THREE 11'5" x 12'4" A third double bedroom with double glazed window to front, radiator, wardrobe

BEDROOM FOUR 10'3" x 9'3" A fourth double bedroom, double glazed window to rear, radiator

BATHROOM A stylish bathroom with a white suite comprising of panelled bath with shower attachment and screen, wash hand basin set into a vanity unit with illuminated mirror above, double glazed opaque window to rear, ladder style radiator/towel rail, elegant tiling to part walls

GARAGE 20'00" x 8;11" max 8'2" min (please check the suitability of this garage for your own vehicle) With up and over door, light and power

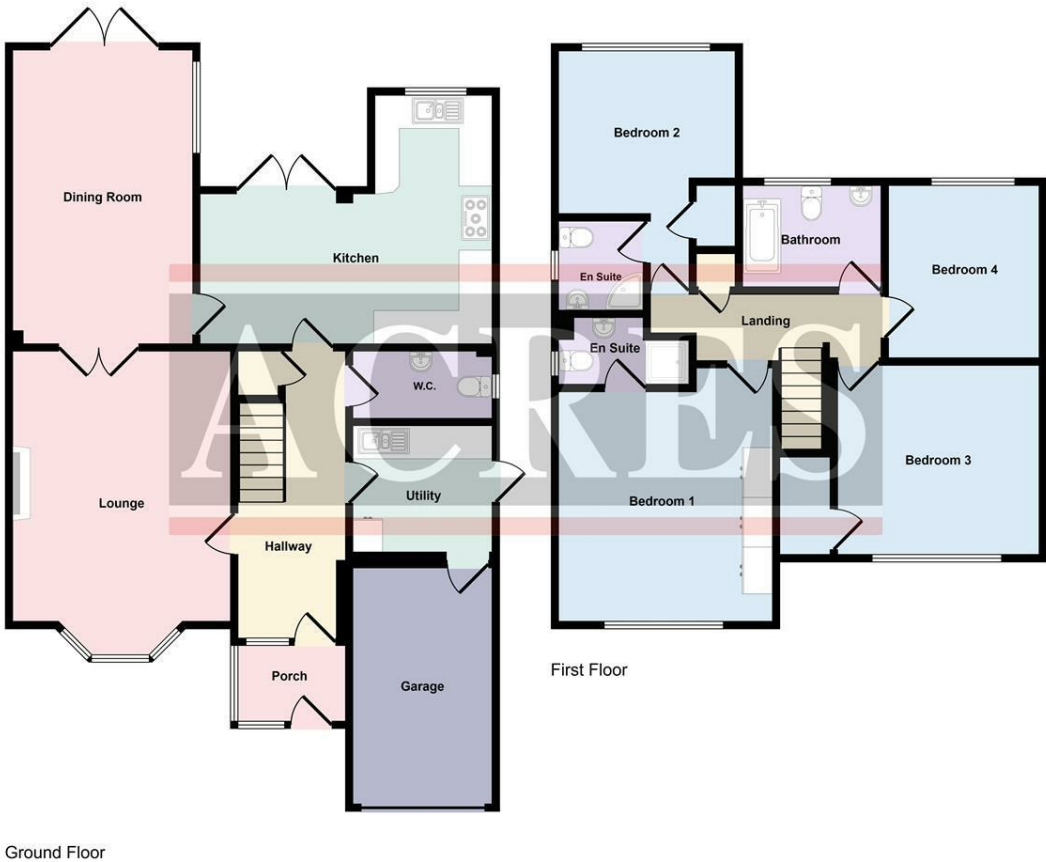
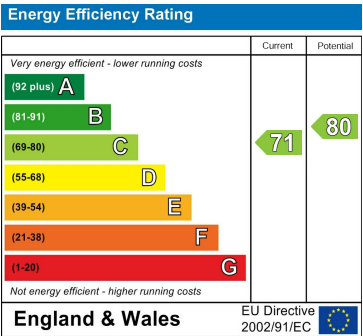
REAR GARDEN A perfect complement with patio to fore, leading to a shaped lawn with planted borders with an array of flowering and verdant trees and shrubs, with a shed at the side of the property



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 : F

VIEWING: Highly recommended via Acres on 0121 321 2101



Ground Floor

First Floor

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.

