

# ACRES

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- Three double bedrooms
- Well appointed renewed bathroom
- Separate WC
- Attractive rear lounge
- Separate dining room
- Fitted kitchen with integrated appliances
- Utility room & Separate WC
- Split garage providing hobby room & Storage
- Mature rear garden
- Set close to Sutton park



***DENHOLM ROAD, SUTTON COLDFIELD, B73 6PN - £440,000***

Set in a prime well regarded central sought-after location this imposing freehold traditional semi-detached family home offers an ideal family purchase. Complimented by gas central heating and having pvc double glazing (both where specified) the property offers well present and much improved accommodation which is served locally by an array of shops at new Oscott, local bus services, schooling as well as being positioned only a few hundred meters from the delights that is Sutton Park. Briefly comprising enclosed porch, reception hall, attractive rear lounge, dining room, fitted kitchen with integrated appliance's, utility room having guest WC off, three good bedrooms, well-appointed bathroom, separate WC, garage style store with rear hobby area, mature rear garden. Council tax band D

Set back from the road behind a twin car blocked paved driveway having side lawn with shrubs and bushes, access is gained to the property via pvc double glazed double doors

FULLY ENCLOSED PORCH: door with obscure glazed inset's opens to

RECEPTION HALL: Obscure windows to front, tall contemporary radiator, wood laminate flooring

REAR LOUNGE 15'03" x 10'10 max 9'07" min: Pvc double glazed windows with central double glazed double French doors to rear garden, radiator, coal effect living flame gas fire set into a minster style surround with half and mantle

DINING ROOM 16'00" max 12'00" min 10'10"max 9'08" min: Pvc double glazed bay window to front, radiator, wall mounted log effect fire,

FITTED KITCHEN 10'07" max 8'09" min x 6'06": Pvc double glazed window to rear, one and half bowl sink unit set into complimentary worksurfaces having tiled splashbacks there are a range of high gloss handleless units to both base and wall level including drawers, integrated stainless steel oven microwave and gas hob, radiator, floor level lighting. Deep pantry cupboard

UTILITY ROOM 8'00" x 7'06" plus door recess: Pvc double glazed window to rear, matching door to side, fitted units to both base and wall level, rolled edge work surfaces, fitted wine fridge, space for washing machine , dryer and fridge freezer, tall contemporary radiator

SEPARATE WC: Low flushing white wc with matching vanity wash hand basin, tiled splash backs

HOBBY AREA/ REAR GARAGE 8'01" x 8'00" : ( please check the suitability for your own vehicle) Door to utility room

STAIRS TO LANDING: Pvc double glazed window to side

BEDROOM ONE 16'06" max 12'00" min 10'10" max 9'00" min: Pvc double glazed deep bay window to front, radiator

BEDROOM TWO 15'03" x 10'09": Pvc double glazed window to rear, radiator

BEDROOM THREE 11'03" max 8'03" min plus recess 3'10" x 3'09": Pvc double glazed window to front, radiator

WELL APPOINTED BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over with side splash screen, vanity wash hand basin with base unit underneath, complimentary tiling to wall and floor with underfloor heating coordinating tall fitted storage cupboard

SEPARATE WC: Pvc double glazed obscure window to side, white low flushing wc

OUTSIDE: Paved patio to a lawned rear garden flanked by borders having mature shrubs and bushes, timber fencing, shed and further sun terrace/patio



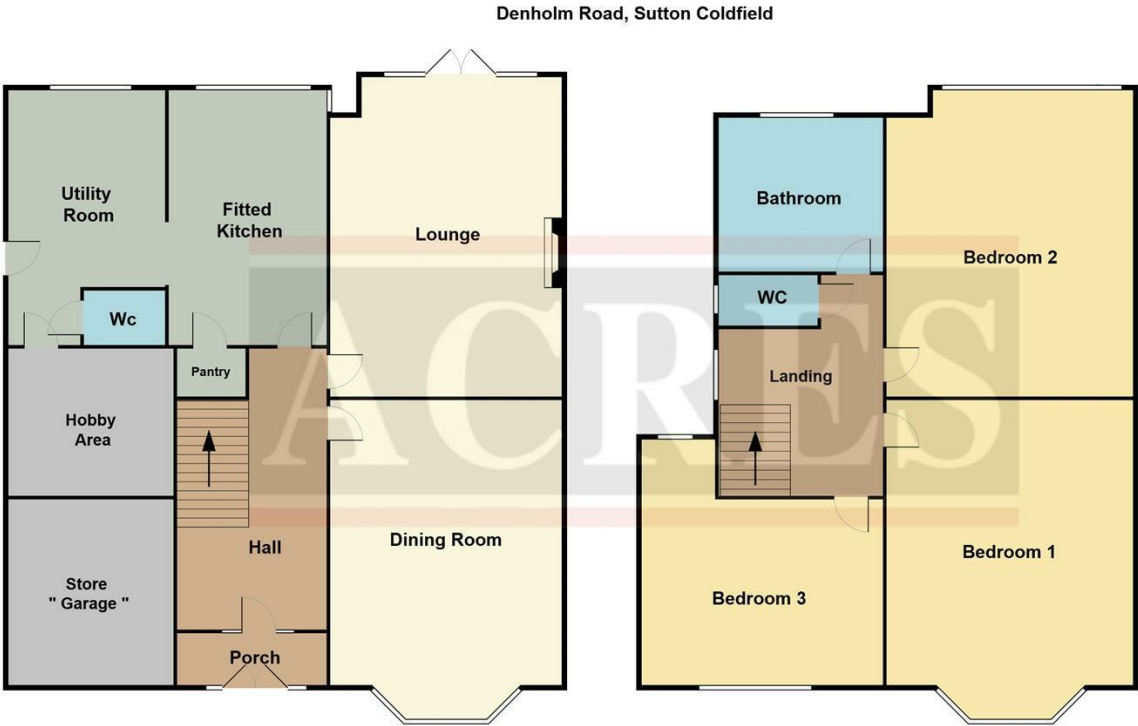
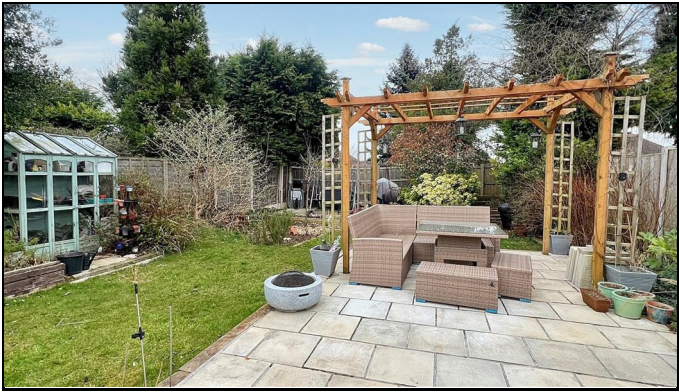
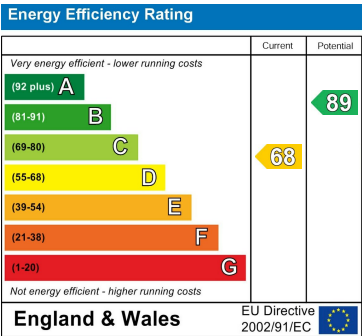




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101



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.