

# ACRES

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- BEAUTIFUL SEMI DETACHED FAMILY HOME
- EXTENDED
- THREE GOOD SIZED BEDROOMS
- LARGE FAMILY ROOM
- DRIVE WAY FOR MULTIPLE VEHICLES
- GENEROUS LAWNED REAR GARDEN
- WELL APPOINTED FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS AND AMMENITIES
- CLOSE TO SUTTON PARK



***HALTON ROAD, SUTTON COLDFIELD, B73 6NY - OFFERS AROUND £470,000***

Welcome to Halton Road, Sutton Coldfield - a charming location for this beautiful extended semi-detached property. Step inside to discover the heart of this home - there is a welcoming entrance hall, living room room and an incredible extended family room. This space combines dining and living areas seamlessly, creating a warm and inviting atmosphere for all your gatherings. The extended kitchen is comprehensively fitted and benefits from a useful covered passage. To the first floor are three double bedrooms, and a re-fitted bathroom adding a touch of luxury. Outside is a fore garden that offers multiple parking space and access to garage front. To the rear is a very large garden with an excellent patio area to fore, following on with a long lawn. Don't miss the opportunity to make this house your home. With its charming features extension and convenient location, this property on Halton Road is sure to capture your heart. Council Tax band D

Access is via a brick blocked fore garden, offering multiple parking spaces

HALWAY 40'00" x 24'02": Light ceiling point, laminate flooring throughout, radiator, stairs to first floor landing with under stairs storage

LOUNGE 10'08" x 15'00": Bay window to front, light ceiling point, radiator

EXTENDED LOUNGE 10'08" x 26'11": Light ceiling point, radiator, laminate flooring throughout

DINING AREA: Bi folding doors leading to garden, spotlights

EXTENDED KITCHEN 13'07" x 11'05": Tiled throughout, wall and base units, farmer cooker with extractor fan over, space for dishwasher, sink, wooden hardtops, tiled splashbacks, window to rear, patio door to rear garden, space for fridge/freeze, two sky windows, covered walkway which has a pvc door to front and back, electrics

LANDING: Light ceiling point, insulated loft access, window to side

BEDROOM ONE 10'09" x 14'09": Good size double bedroom, light ceiling point, bay window to front, radiator

BEDROOM TWO 10'09" x 15'00": Light ceiling point, window to rear, radiator

BEDROOM THREE 10'00" x 8'07": Light ceiling point, window to rear, radiator

BATHROOM 6'07" x 8'02" : Tiled throughout, free standing bath, free standing shower, towel radiator, toilet with back basin, sink with basin, window to rear, spotlights throughout

OUTSIDE: Paved area, stairs leading to lawned garden, flowers and shrubs

GARAGE: Opening doors, fuse box and gas meter ( Please check the suitability for your own vehicle)

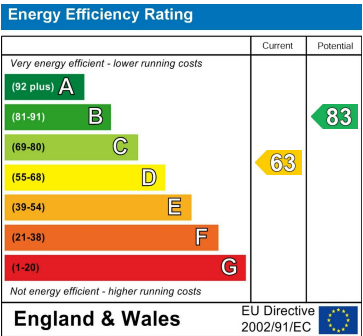




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.

