

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- A beautiful detached family home
- Extended
- Double garage
- Two bedrooms with ensuites
- Kitchen Diner
- Downstairs wc
- Lovely cul-de-sac location
- Views of open fields to fore



***THE WOODLANDS, SUTTON COLDFIELD, B75 7HJ - OFFERS AROUND £660,000***

Nestled in the desirable housing development on a private cul-de-sac, this freehold, executive styled extended detached residence offers a perfect blend of comfort and sophistication. With its spacious layout, this home is ideal for families seeking both style and functionality. Upon entering, you are greeted by a welcoming entrance hall, dual aspect lounge leading to a superb spacious dining room and downstairs w./c. There is a well-appointed kitchen breakfast area perfect which provides ample space for culinary pursuits and everyday living. To the first floor the property has an excellent landing space with a lovely feature window to rear and boasts four well-proportioned bedrooms, both bedroom one and two have en-suite shower rooms. Outside is a beautiful landscaped fore garden and driveway leading to a double garage. To the rear is a lovely wide garden with patio area, generous lawn and planted borders. This detached house is not just a home; it is a lifestyle choice, situated in a peaceful neighbourhood while still being close to local amenities and transport links. Whether you are looking to settle down or invest in a property that exudes charm and elegance, this residence on The Woodlands is a must-see. Council tax band E and EPC rating D

Access is via a fore garden with lawn, brick blocked driveway for parking and access to garage front

ENCLOSED PORCH Double glazed window and door to front, tiled floor, double glazed reception door with double glazed opaque window to side into:

HALLWAY Having newel and balustrade staircase to first floor, stylish timber floor, coving to ceiling, radiator, and doors into lounge, dining room, kitchen and:

GUEST CLOAKROOM Having white close coupled WC, wash hand basin set into a vanity unit, double glazed opaque window, radiator and timber flooring

LOUNGE 19'2" max into bay 17'6" min x 12'3 Having a double glazed bay window to front, coving to ceiling, two radiators, timber floor, doors into:

DINING ROOM/SITTING ROOM 18'7" x 12'3" Having a wonderful generous room with double glazed double doors to rear and side, coving to ceiling, two vertical radiators, timber floor

DINING/KITCHEN 20'7" max x 11'0" A very large fitted kitchen range a modern light toned units with stainless steel handles including drawer, base and eye level cupboards, timber effect work surface, integrated dishwasher, space for American style fridge freezer, stainless steel sink and drainer, range style cooker with extractor hood over, double glazed window, radiator, spotlights to ceiling, tiling to splashback and door leading to dining room, double glazed doors to garden, double glazed opaque window to side, radiator, cupboard housing wall mounted gas central heating boiler and door into:

FIRST FLOOR LANDING Having access to loft, door into airing cupboard, double glazed window to front, with lovely open views, radiator

MASTER BEDROOM 14'1" max into bay 12'0 min x 12'7" max 12'2" min Having double glazed bay to front, radiator, built-in double wardrobe, door into:

ENSUITE Having a double sized shower cubicle, white close coupled WC, wash hand basin set into vanity unit, chrome ladder style radiator/towel rail, double glazed opaque window, stylish tiling to walls

BEDROOM TWO 17'3" x 10'7" Having two double glazed windows, to front, two radiators, spotlights to ceiling

BEDROOM THREE 11'3" max 10'2" min x 14'1" Having two double glazed windows to rear, two radiators, door into:

ENSUITE Having a shower cubicle, white close coupled WC, wash hand basin, double glazed opaque window, chrome ladder style radiator/towel rail, tiling to part walls, spotlights to ceiling

BEDROOM FOUR

BATHROOM Having a white p shaped bath and overhead shower and rinser aid, close coupled WC, wash hand basin, vanity unit, tiling to walls, double glazed opaque window to rear, chrome ladder style radiator/towel rail

REAR GARDEN Having paved patio, steps up to lawn, planted shrubs

GARAGE ONE 18'9" x 8'6" max 7'7" min (Please check for suitability of this garage for your own vehicle) Light and power up and over door, base and wall unit, space and plumbing for washing machine to rear, open access to

GARAGE TWO 21'0" 15'7" x 11'11" (Please check for suitability of this garage for your own vehicle) Up and over door, storage to far rear

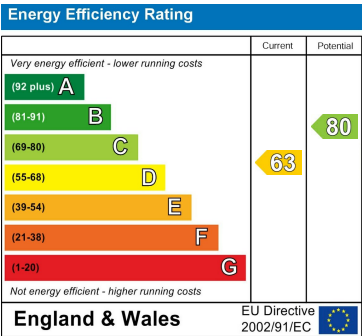




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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.