

# ACRES

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- A wonderful period style property
- Entrance hall
- Family lounge and separate dining room
- Large dining kitchen
- Separate utility and ground floor shower room
- Three double bedrooms
- First floor bathroom
- Fore Garden offering parking spaces
- Rear Garden
- Incredible location close to many amenities



**HARMAN ROAD, SUTTON COLDFIELD, B72 1AH - OFFERS OVER £355,000**

Nestled on the charming Harman Road in the heart of Wylde Green close to many amenities including shops, restaurants, schools and the cross city line. This stylish, freehold and period style semi-detached house offers a delightful blend of period features and modern living. Upon entering, you are welcomed into a hallway that leads to a spacious lounge that exudes warmth and character, perfect for relaxing or entertaining guests and a separate dining room. There is a large fitted dining kitchen, which is both practical and aesthetically pleasing. This well-designed area is complemented by a separate utility room and ground floor shower room. To the first floor there are three generously sized double bedrooms and a well-appointed bathroom. Outside, to the front is a fore garden offering parking space that is a valuable asset in this desirable location and to the rear is a mature garden with both patio and lawn. Viewing is essential as you would be very lucky to purchase this property, offering you space, quality and fabulous location. EPC rating E, Council tax rating C.

Access is via: A stone chipped fore garden offering parking space leading to timber and glazed reception door into:

**HALLWAY** Having newel and balustrade staircase to first floor, radiator, quarry tiled floor, doors into kitchen, dining room and storage cupboard with double doors

**LOUNGE** 15'10" max into bay 12'2" min x 11'10" 10'11" min to chimney breast A deep double glazed semi circular bay window to front, coving to ceiling, picture rail, radiator

**DINING ROOM** 12'3" x 9'6" max 8'10" min Having double doors to rear, coving to ceiling, radiator, timber fire surround with open grate, timber floor

**DINING KITCHEN** 14'8" max 13'6" min x 8'4" min 10'1" max Having drawer, base and eye level cupboards, work surfaces, double glazed bay window to side, four ring electric hob with oven under, one and half bowl sink and drainer, coving to ceiling, quarry tiled floor, radiator

**UTILITY** 8'5" x 5'5" Having base and wall mounted units, work surface, stainless sink, space and plumbing for washing machine, double glazed window, wall mounted gas central heating boiler, tiled floor, door into:

**SHOWER ROOM** Having electric shower, pedestal wash hand basin, close coupled WC, tiling to part walls

**FIRST FLOOR LANDING** Having access to loft, door into storage cupboard, doors into:

**BEDROOM ONE** 15'6" max 14'8" min to chimney breast x 12'2" A superb double bedroom with double glazed window to front, spotlights to ceiling, radiator

**BEDROOM TWO** 12'4" x 9'7" max 8'10" min to chimney breast Having double glazed window to rear, radiator, original style fire surround

**BEDROOM THREE** 12'00" x 8'08" max A third double bedroom, double glazed window to rear, radiator

**BATHROOM** Having white suite with panel bath with shower attachment, wash hand basin set into vanity unit, close coupled WC, monochromic tiling to walls, double glazed patterned window, radiator

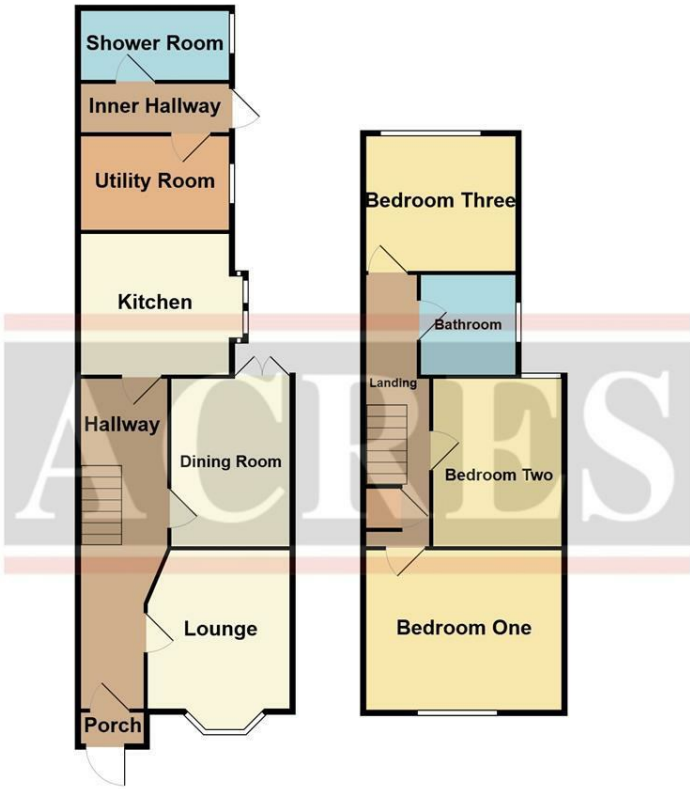
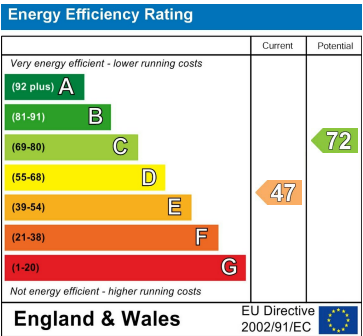
**REAR GARDEN** Patio to fore leading to a long lawn foliage to borders



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 : C

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.