



- A wonderful detached residence
- Enclosed porch and entrance hall
- Sitting Room
- Incredibly generous living room with door to Conservatory
- High Gloss fitted breakfast kitchen
- Guests Cloakroom and Tandem Garage
- Four Double Bedrooms
- Bathroom with white suite
- Fore garden offering parking
- Incredibly long rear garden



**COLLEGE ROAD, SUTTON COLDFIELD, B73 5DJ - OFFERS AROUND £550,000**

This is a wonderful detached and freehold residence situated very close to many amenities including Princess Alice Retail Park, Sutton Park and The Royal Town of Sutton Coldfield. The interiors are very well presented and generous throughout and include enclosed porch, entrance hall, sitting room, incredibly spacious extended family living room, large conservatory, comprehensively fitted breakfast kitchen and guests cloakroom. To the first floor are four double bedrooms and a bathroom with white suite. Outside is a tarmacked fore garden offering multiple parking space and access to a tandem garage and to the rear is an amazing larger than average garden with patio extremely long lawn, planted areas and play area to far rear. This property should be viewed internally to appreciate all that is on offer. EPC rating D.

Access is via a tarmac fore garden offering parking space and access to garage front

ENCLOSED PORCHED Having double glazed door, timber effect floor, double glazed leaded light reception door with transom above into:

HALLWAY Having staircase to first flooring landing, decorative archway to half point, radiator, timber effect floor, door into under stair storage cupboard and doors into living room and:

SITTING ROOM 14'1 max into bay 12'0" min x 10'10 max 10'00" Having double glazed square bay window to side and double glazed window to rear, double glazed door to side, door into conservatory, radiator, timber effect floor

LIVINGROOM 22'3" x 14'2" min 14'6" max An incredibly generous and beautifully presented family lounge with double glazed windows to side, double glazed window to rear, double glazed door to side, door to conservatory, continued timber effect floor, vertical radiator

CONSERVATORY A superb p shaped conservatory, double glazed windows to rear and side double doors to garden, tiled floor

BREAKFAST KITCHEN 16'6" x 8'10" Having a comprehensive range of high gloss drawer, base and eye level cupboards, space and plumbing for dishwasher, space for fridge freezer, range style cooker with extractor hood over, contrasting work surface and breakfast bar, tiling to splash back, one and a half sink and drainer, spotlights to ceiling, radiator, tiled floor, double glazed patio door to garden, door into inner lobby, door into garage and door into:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin, extractor fan, tiled floor

FIRST FLOOR LANDING Double glazed window to side, timber effect floor, access to loft space doors into:

BEDROOM ONE 12'0" x 12'5" min to wardrobe front 14'2" max into wardrobe Having double glazed window to front, radiator, built-in wardrobe system to one side

BEDROOM TWO 11'0" x 11'6" Double glazed window to rear, radiator

BEDROOM THREE 12'5" x 9'1" Having double glazed window to front, radiator

BEDROOM FOUR 12'5 min to wardrobe front x 9'1" Having double glazed window to rear, radiator, timber effect floor

BATHROOM Having a white suite comprising of panelled bath, wash hand basin set into a vanity unit, close coupled WC, self contained shower cubicle with fitted electric shower, stylish tiling to part walls, spotlights to ceiling, double glazed pattern window, tiled floor, cupboard housing wall mounted gas central heating boiler and storage cupboard

REAR GARDEN A much larger than average garden with patio to fore, extremely long lawn, play area to rear

TANDOM GARAGE 22'1" x 9'1" (Please check for suitability of this garage for your own vehicle) Up and over door to front, lights and power, space and plumbing for washing machine, space for dryer

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

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales particulars.

VIEWING: Recommended via Acres on 0121 321 2101.



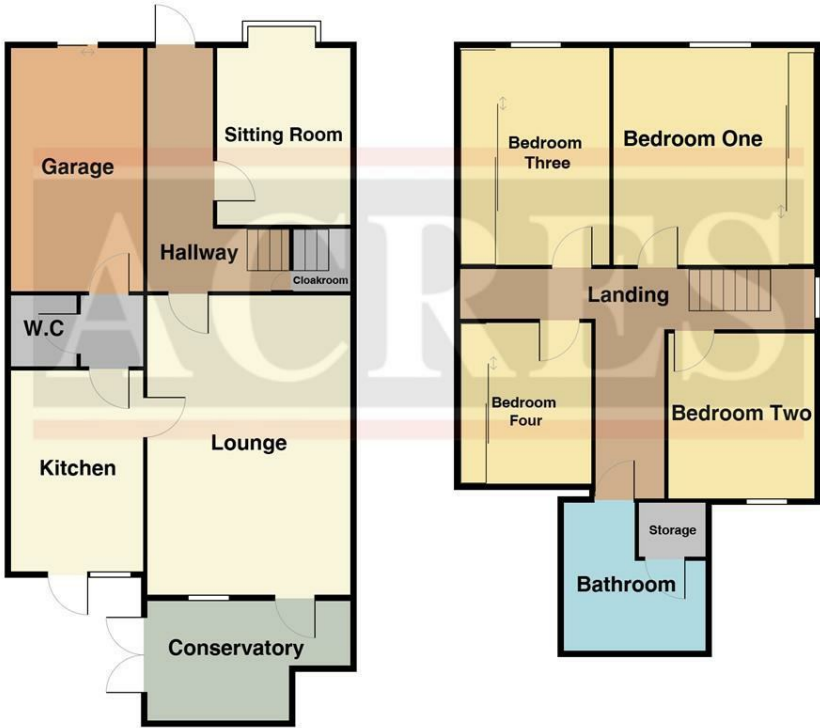
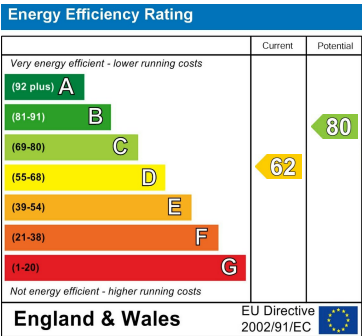




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**COUNCIL TAX :** D

**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.