

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- Four good bedrooms
- Well appointed white bathroom
- Attractive lounge with log burning stove
- Open plan fitted kitchen
- Outstanding comprehensively fitted breakfast kitchen
- Large rear conservatory
- Utility room & guests WC
- Generous rear garden with substantial shed/workshop
- Set close to Sutton park



**HALTON ROAD, SUTTON COLDFIELD, B73 6NU - OFFERS AROUND £650,000**

This exceptionally well presented, and much improved delightful freehold detached family home is set in a prime central sought-after location just a short stroll from Sutton Park where you can enjoy outstanding beauty, walkways and walks. The property is positioned within only a few hundred meters of Boldmere shopping centre which offers a variety of amenities, restaurants and cafes, furthermore there is well regarded schooling within the area. Complimented by gas central heating and having pvc double glazing (both where specified) to fully appreciate the property on offer, its host of improvements, attractive decoration, features and outstanding style we highly recommend an internal inspection. Briefly comprising enclosed porch opening to a welcoming reception hall attractive spacious lounge with log burning stove open plan dining room to a comprehensively fitted breakfast kitchen having a range of integrated appliances having oak flooring throughout, which is enhanced further by way of contemporary oak doors. The property offers a large rear double-glazed conservatory together with an inner hallway, set off the kitchen leading to guest cloakroom/WC utility room and store. To the first floor there are four generous bedrooms the first having wardrobes together with a well-appointed white bathroom. A generous southerly rear garden provides an attractive space for relaxation, and family fun, in turn to the rear having a large shed/storeroom. Council Tax Band E

Set back from the roadway behind a multi vehicular block paved driveway access is gained to the property via PVC double glazed double doors opening to

FULLY ENCLOSED PORCH: Pvc double glazed window to front, tiled floor, oak front door opens to

WELCOMING RECEPTION HALL: double radiator, oak flooring, cloak/storage cupboard with obscure leaded light window to front

ATTRACTIVE LOUNGE: 17'03" max x 13'06" min x 12': Pvc double glazed bay window to front, radiator, log burning stove set on a slate hearth having timber mantle over, oak flooring, glazed double doors and windows to

OPEN PLAN DINING ROOM 14'06" x 11': Pvc double glazed windows with central double glazed double French doors to rear conservatory, tall feature radiator, oak flooring, being open plan to

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 17'06" x 27'10" into dining room 11'01" max x 7'06" min: Two Pvc double glazed windows to rear, one half bowl sink unit set into sweeping work surfaces, there are a comprehensive range of contemporary handleless high gloss units to both base and wall level including drawers, integrated full size fridge and freezer, dishwasher elevated oven having plate warming drawer with combination microwave/oven above, peninsular breakfast bar having space for three stools an inset halogen hob in turn having extractor canopy above, four contemporary radiators

HALLWAY: Tiled floor

GUEST CLOAK/Wc: Pvc double glazed window to side, white low flushing wc, vanity wash hand basin with base unit underneath, radiator, tiled floor

UTILITY ROOM: 10' x 8'04": Pvc double glazed window to side, single drainer sink unit set into work surfaces, range of fitted wall and base units, recesses for washing machine and dryer, tiled floor, door to side

LARGE REAR CONSERVATORY: 12'02" x 10'10": Pvc double glazed windows to side and rear with double glazed double French doors to garden

STAIRS TO LANDING: Pvc double glazed window to side, retractable ladder access' part boarded loft

BEDROOM ONE 17'03" max 13'06" min 12'0 max 10' min: Pvc double glazed bay window to fore, radiator, four doubles wardrobes having fitted down lights

BEDROOM TWO 14'07" x 11.0': Pvc double glazed window to rear, radiator

BEDROOM THREE 16'09" max 14'04" min x 8'03": Pvc double glazed bay window to front, further window to side, double radiator

BEDROOM FOUR 7'10" x 6'06" : Pvc double glazed window to front, radiator

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite including bath, vanity wash hand basin having base unit underneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, tiling to walls and floor, chrome ladder style radiators

GARAGE STYLE STOREROOM 8.0' x 7'02": Door to utility room

OUTSIDE: Block paved patio area to lawned rear garden being approximately southerly aspect, having flower beds, shrubs and bushes, timber fencing. Shed and large timber workshop concealed to the rear of the garden





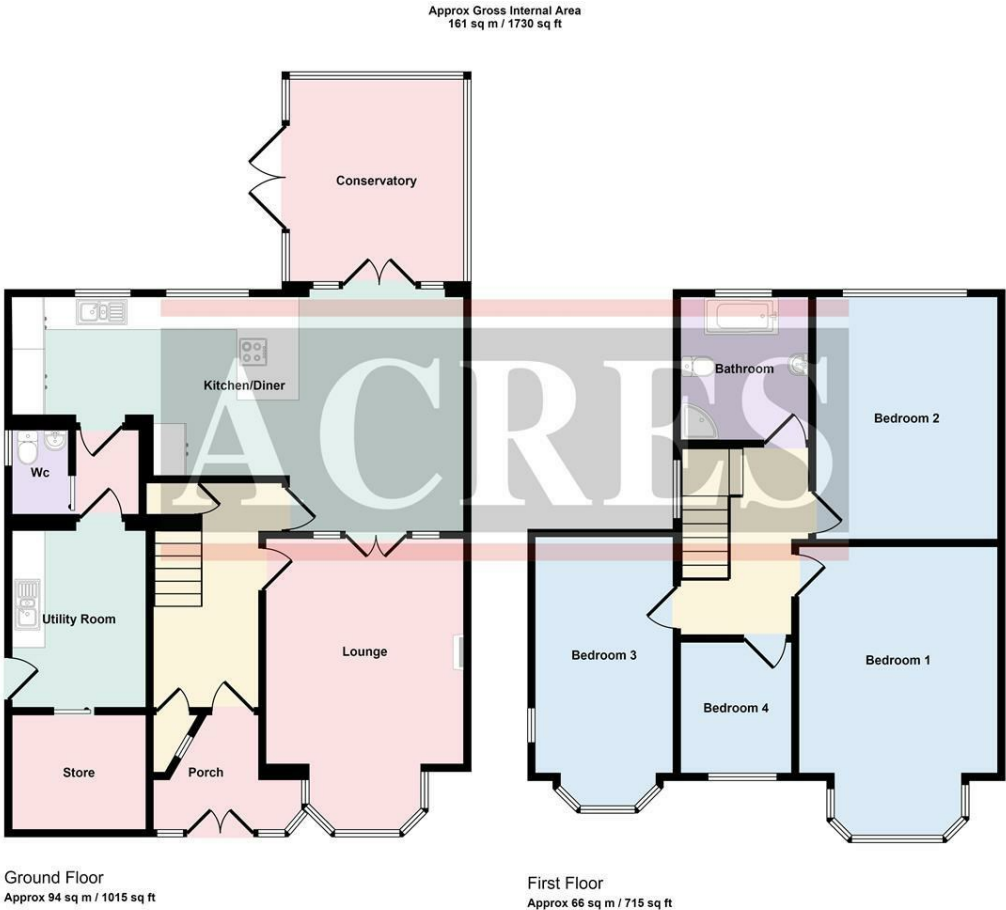


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.