

ACRES

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- Four bedrooms
- Well appointed white bathroom suite
- Spacious lounge with feature fireplace
- Separate dining/family room
- Large conservatory/dining room
- Comprehensively fitted breakfast kitchen with appliances
- Utility room & side passage way
- Welcoming reception hall with guests Wc off
- Garage
- Generous mature well stocked rear garden



**BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1LT - OFFERS IN EXCESS OF
£700 000**

This most attractive, imposing, freehold detached family home is set in the central convenient location close to local shops, being just a short stroll from the heart of Sutton Coldfield town centre. Served by well-regarded schooling, and having access to excellent public transport links close by the property is complimented further by gas central heating and Pvc double glazing (both where specified) and additionally has security of an alarm system. Set upon a generous mature plot having a well-stocked rear garden, to fully appreciate the property on offer, its host of improvements, features, charm, style and character together with its spacious proportions we highly recommend internal inspection.

Briefly comprising, enclosed porch, welcoming reception hall having guest cloakroom/Wc off, spacious lounge with feature fireplace, large rear conservatory/dining room, formal dining room/family room, fitted breakfast kitchen with integrated appliances, side passageway to laundry room. To the first floor you will find a generous landing, off of which there are four bedrooms, the master having fitted wardrobes, furthermore there is a well-appointed white bathroom. The property has a single car garage. Council tax band E
Set back from the roadway behind a multi vehicular driveway flanked by mature shrubs and trees, and having ranch style gate to the fore, access is gained to the accommodation via a double-glazed door opening to

FULL ENCLOSED PORCH: Double glazed window to fore, part obscure glazed door having leaded light coloured glass insets opening to

WELCOMING RECEPTION HALL: Obscure leaded light window to front with coloured glass insets, radiator, parquet oak flooring

GUEST CLOAKROOM/WC: Obscure leaded light window to side with coloured glass insets, low flushing Wc, wash hand basin, tiled splashbacks and floor

SPACIOUS LOUNGE: 17'06 "x 12'03" Pvc double glazed windows with central double glazed double French doors opening to conservatory, coal effect living flame gas fire set onto a black granite hearth having arched pewter recess and stone mantle, double radiator

LARGE REAR CONSERVATORY: 18'06" x 11'03" Pvc double glazed window to side and rear with double glazed double French doors to garden

DINING ROOM: 15'08" max 12'0 min x 12'02" Pvc double glazed bay window to front, double radiator

FITTED BREAKFAST KITCHEN: 16'03" x 13'06" max 11'06" min Pvc double glazed bay window to rear with space for breakfast table, one and half bowl sink unit having further window above, set into rolled edge work surfaces, there are a range of fitted units to base and wall level including drawers, integrated dishwasher, fridge and freezer, stainless steel range style cooker, having twin ovens and gas hob, tiled splashbacks, oak flooring

SIDE PASSAGEWAY: Doors to front and garage, opening to

LAUNDRY ROOM: 9'07" x 5'06" Pvc double glazed windows to side and rear with double glazed door to garden, fitted base units with work top over, space for washing machine and drier

STAIRS TO LANDING: 13'04" x 7'07" plus recess Pvc double glazed window to front, double radiator, built in storage cupboard. Airing cupboard

BEDROOM ONE: 16'08" x 12'03" max 10'06" min Pvc double glazed window to rear, double radiator, three double fitted wardrobes having central drawer unit with dressing table area above

BEDROOM TWO: 12'03" x 12'0 Pvc double glazed window to front, double radiator

BEDROOM THREE: 14'0 max 11'06 min 9'0 max 5'03" min Pvc double glazed bay window to rear, radiator

BEDROOM FOUR: 11'06" x 5'09" plus door recess Pvc double glazed window to rear, radiator

FAMILY BATHROOM: 10'06 x 7'10" Pvc double glazed obscure window to side, matching white suite comprising, bath, wall hung wash hand basin with base unit beneath, low flushing Wc, enclosed separate shower cubicle, tiled splashbacks and floor, chrome ladder style radiator

GARAGE: 13'01" x 8'01" (please check the suitability for your own vehicle) Cold water tap

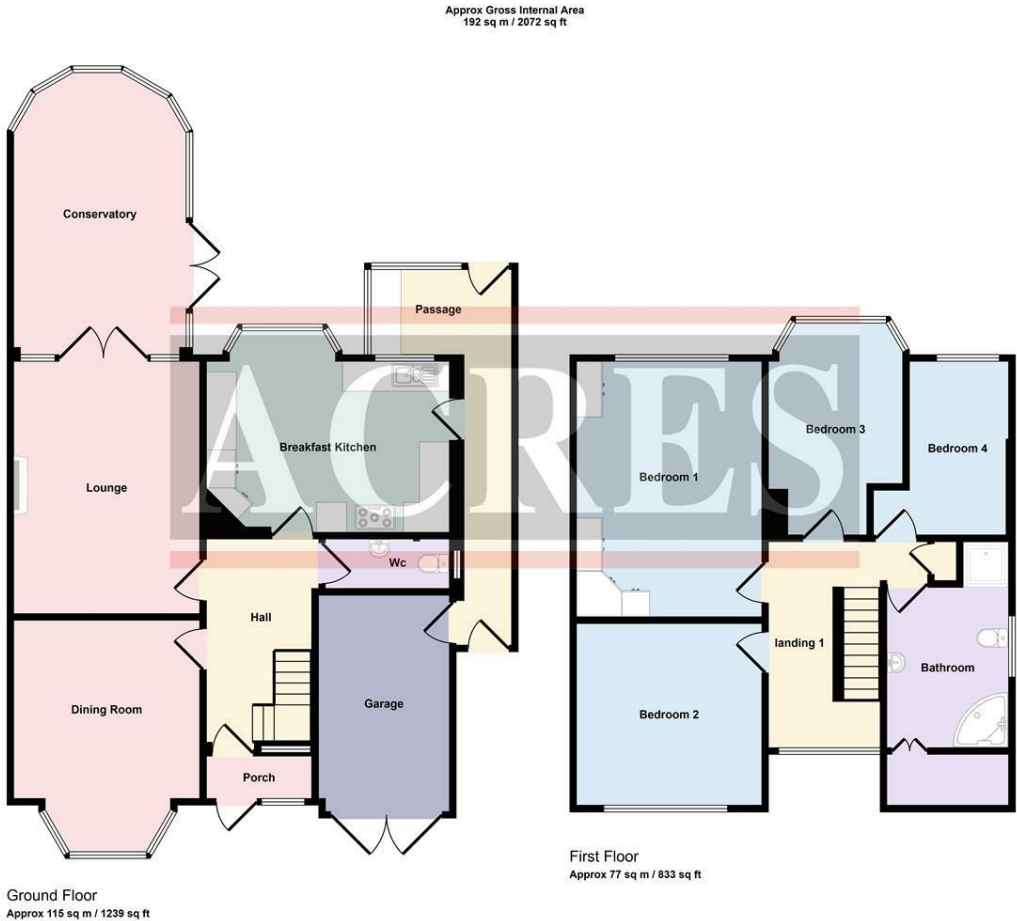
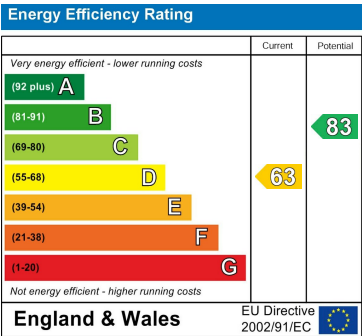
OUTSIDE: Deep paved patio area to a lawned rear garden flanked by borders having an abundance of shrubs and mature bushes providing a good degree of privacy. There are two further patio areas with further borders having additional shrubs and bushes



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 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.

