

ACRES

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



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Four bedrooms
- Ensuite shower room
- Outstanding feature family bathroom
- Spacious lounge
- Separate dining/family room
- Extended fitted breakfast kitchen
- Guest Wc & Utility room
- Garage
- Generous landscaped rear garden
- Much improved and well presented



EASTERN ROAD, SUTTON COLDFIELD, B73 5PA - OFFERS AROUND £750,000

This delightful, well-presented and much improved, imposing, traditional freehold detached family home is set in a prime, central, sought-after location within short walking distance of Wylde Green railway station thus providing easy access to Birmingham city centre, additionally the property is served locally by local bus services together with well-regarded schooling. Excellent shopping facilities are available upon Boldmere High Street where you will also discover a host of restaurants and cafes. Finished to an exacting specification, tastily decorated and well-presented throughout the enlarged, thoughtfully designed family accommodation is complimented by Pvc double glazing together with gas central heating, having under floor heating to most of the ground floor.

Briefly comprising : enclosed porch opening to a welcoming reception hall having feature oak strip floor, guest cloak room/Wc, spacious rear lounge and separate family/dining room both having feature fireplaces. A generous, comprehensively fitted breakfast kitchen with central island unit provides a relaxing area for family meals or entertaining, having bi fold doors to the garden, and utility room off. To the first floor there are four bedrooms, three being large doubles, together with an ensuite shower room, and an outstanding, luxuriously appointed family bathroom having feature free standing oval bath. Furthermore, there is a generous mature rear garden with water feature, and single car garage, all of which to fully appreciate we highly recommend an internal inspection. Council tax band E

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

FULL ENCLOSED PORCH: Tiled floor, front door with leaded light glazed inset opens to

WELCOMING RECEPTION HALL: Two obscure leaded light glazed windows to front, radiator, oak stripped floor

GUEST CLOAKROOM/WC: Pvc double glazed obscure window to side, matching white suite comprising low flushing Wc, wall hung wash hand basin, tiling to walls and floor, chrome ladder style radiator

ATTRACTIVE LOUNGE: 14'0 x 11'06" Pvc double glazed bi fold doors to rear, log burning stove set on to a tiled hearth with minister fire surround, under floor heating

FAMILY/DINING ROOM: 16'10" max 13'04" min x 11'04" Pvc double glazed bay window to front, coal effect living flame gas fire having hearth and mantle, timber fire surround, under floor heating

FITTED BREAKFAST KITCHEN: 22'09" max 12'01" min 14'0 max 8'04" min Pvc double glazed window to rear, ? double glazed bi fold doors to patio, part vaulted ceiling having two double glazed inset Velux windows, sink unit set into ?granite work surfaces having up stands, there are a comprehensive range of fitted units both base and wall level including drawers, central co ordinating island unit with marble top, stainless steel gas hob, elevated electric oven with separate grill and microwave, integrated dishwasher, space for breakfast table, tiled floor with under floor heating

UTILITY ROOM: 9'10" X 6'0: Part Pvc double glazed door to side, single drainer sink unit set into rolled edge work top, fitted wall and base units, in recess there is a washing machine and drier, tiled floor with underfloor heating

RETURN STAIRS TO LANDING: Feature arched double glazed leaded light window to side with coloured glass inset, double radiator

BEDROOM ONE: 17'04" max 13'04" min x 11'06" Pvc double glazed bay window to front, double radiator, single and two double fitted wardrobes, fitted drawer units

ENSUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing Wc, chrome ladder stye radiator, tiling to wall and floor with underfloor heating

BEDROOM TWO: 13'06" x 11'06" Pvc double glazed window to rear, radiator

BEDROOM THREE: 10'07" x 10'02" plus door recess, Pvc double glazed window to front and side, double radiator

BEDROOM FOUR: 10'0 x 6'08" Pvc double glazed window to rear, radiator

FAMILY BATHROOM: 9'10" x 7'08" Pvc double glazed obscure windows to side and rear, feature free standing oval shaped bath, wall hung wash hand basin, low flushing Wc, large, enclosed shower area with glazed splash screen, chrome ladder style radiator, complimentary tiling to walls and floor with underfloor heating

GARAGE: 14'09 x 8'0 Pvc double glazed window to side, part obscure double glazed door to covered side passageway

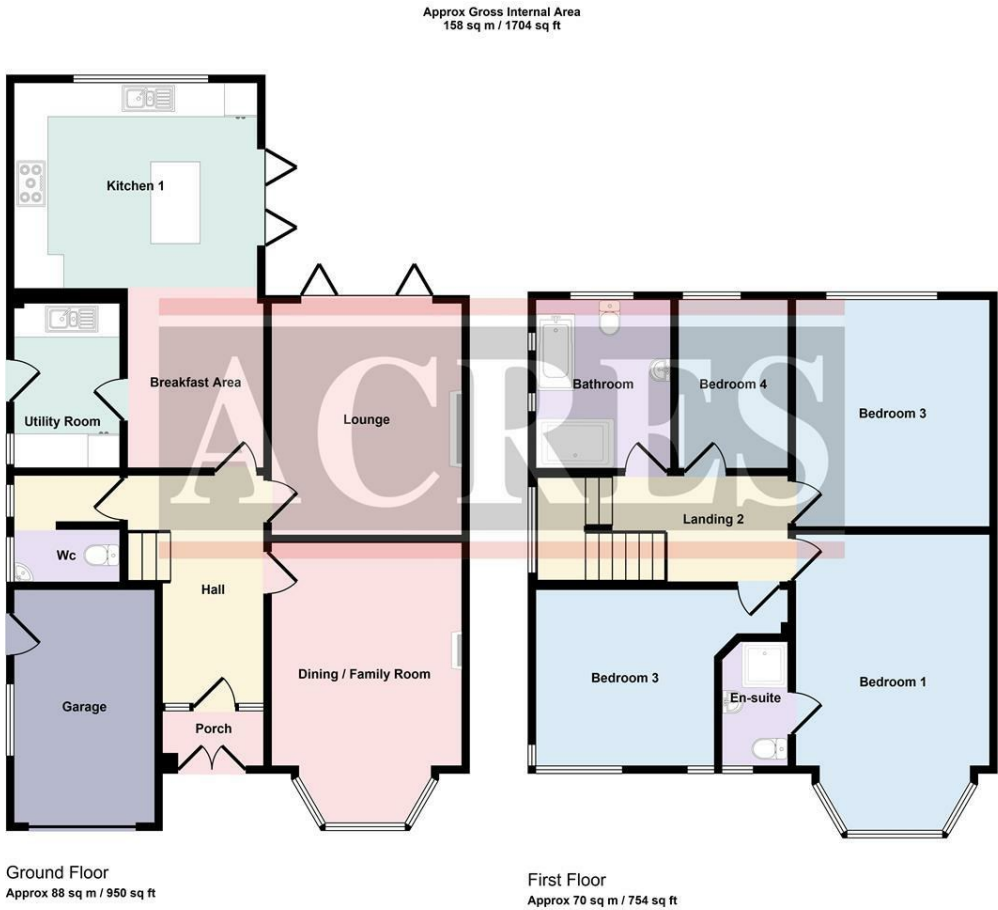
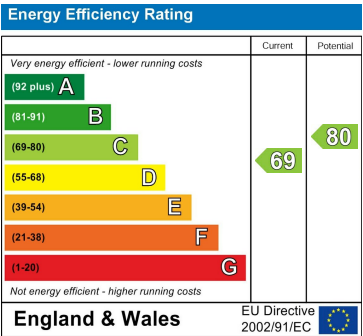
OUTSIDE: Decking area to a wide paved patio having side water feature opening to a lawned rear garden flanked by borders with shrubs and bushes, timber fencing and shed



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.

