

# ACRES

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DRAFT

- Six double bedrooms
- Bedroom seven/home office
- Four well appointed en-suite shower rooms
- Feature family bathroom
- Spacious lounge
- Snug/dayroom
- Large fitted breakfast kitchen with central island
- Open family/day room
- Utility room & guest Wc
- Attractive mature rear aspect



**HIGHFIELD DRIVE, SUTTON COLDFIELD, B73 5HR - OFFERS AROUND £800,000**

This truly, highly deceptively spacious, imposing freehold detached family home is set in a small cul-de-sac amidst properties of a similar style and calibre. A delightful thoughtfully designed and well proportioned detached family home, the property is set in a central, convenient location being within a few hundred meters of Wylde Green shopping centre where you will find a host of restaurants, cafes and further facilities, and additionally centrally located for excellent public transport links including access to the cross-city rail line at Wylde Green station.

Complimented by gas central heating and having Pvc double glazing (both where specified). This delightful property has undergone significant alteration, enlargement and modernisation of which to fully appreciate the host of features on offer, together with its spacious proportions we highly recommend an internal inspection.

Briefly comprising : deep welcoming reception hall, spacious lounge, snug/den, family /day room being open plan to the properties comprehensively fitted generous breakfast kitchen which features a large central island unit, there is a substantial utility room/spice kitchen with guest cloakroom/Wc off. To the first floor there is the option of six bedrooms, three having well appointed en-suite shower rooms, with the sixth bedroom offering the scope as currently to be used as a home office/play room, furthermore there is a contemporary family bathroom. To the second floor you will find the properties seventh bedroom, being a large double room, having fitted wardrobes and an additional well appointed en-suite shower room off. A low maintenance rear garden provides an ideal place for relaxation, furthermore there is a single car garage. Council Tax Band E

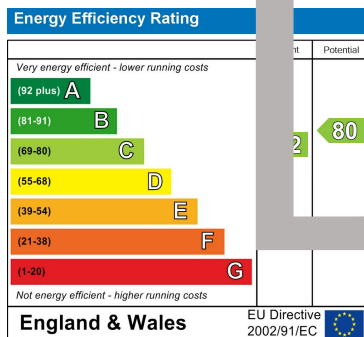




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS 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.