

ACRES

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

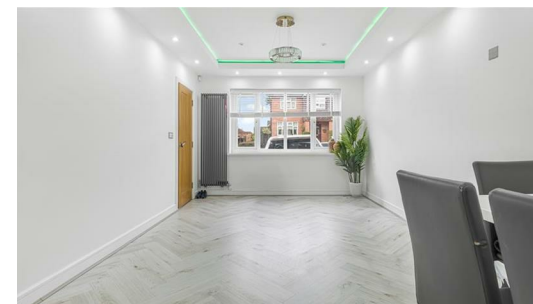


suttoncoldfield@acres.co.uk



www.acres.co.uk

- 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 Wyld 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 Wyld 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

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

RECESS PORCH: feature oak door with glazed inset opens to

DEEP RECEPTION HALL: Obscure window to front, radiator

SPACIOUS LOUNGE: 18’06” x 10’10” Pvc double glazed window to front, tall contemporary radiator

SNUG/DAYROOM: 12’10” x 12’04” Pvc double glazed window to front, radiator

FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM: 30’02” max 12’08” min / 21’01” max 12.01” min Pvc double glazed window to rear, one and half bowl sink unit set into sweeping granite work surfaces having upstands, there a range a gloss handleless units both to base and wall level including drawers, integrated fridge, dishwasher and elevated oven having separate grill, flush fitting hob with stainless steel extractor canopy over, wide central island having four space breakfast bar

FAMILY/DAYROOM: Pvc double glazed window and French door to garden, media wall having recess large television, wide log effect electric fire, side recessed display alcoves

UTILTY ROOM/SPICE KITCHEN: 9’07” x 8’06” plus door recess Pvc double glazed window and door to rear, single drainer sink unit having granite work top, further matching high gloss wall and base units, recess there is a washing machine, drier, range style cooker, radiator

GUESTS WC: Pvc double glazed window to side, low flushing white Wc, wash hand basin, tiling to walls

STAIRS TO LANDING: feature oak and glazed handrail

BEDROOM ONE: 12’04” x 10’10” Pvc double glazed window to front, double radiator

EN SUITE SHOWER ROOM: Matching white well-appointed suite comprising shower, vanity wash hand basin, base unit beneath, low flushing Wc, contemporary tiling to walls and floor

BEDROOM TWO: 12’0 x 10’ 09” max x 9’0 min Pvc double glazed window to rear, double radiator, two double fitted wardrobes with central dressing unit with drawers beneath

EN SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white well-appointed suite comprising shower, vanity wash hand basin, base unit beneath, low flushing Wc, contemporary tiling to walls and floor

BEDROOM THREE: 13’0 x 12’01” Pvc doubled glazed window to rear, double radiator, door accessing eaves storage/boxroom having double glazed velux window to side 13’04” x 5’01”

EN-SUITE SHOWER ROOM: Matching white well-appointed suite comprising shower, vanity wash hand basin, base unit beneath, low flushing Wc, contemporary tiling to walls and floor

BEDROOM FOUR: 10’06” x 9’09” max x 8’09” min Pvc double glazed window to front, two double fitted wardrobes with central drawer unit, radiator, door opening to eaves storage/box room, having port hole window to front 12’0 x 4’09”

BEDROOM FIVE: 9’07” x 7’09” Pvc double glazed window to front

BEDROOM SIX/OFFICE: 8’04” x 5’10” Pvc double glazed window to rear, fitted wall and base units with two space desk recesses

FAMILY BATHROOM: Double glazed velux window to side, matching white suite comprising swirl pool bath, wide vanity wash hand basin with base unit beneath, low flushing Wc, feature tiling to walls and floor, ladder style radiator

STAIRS TO LANDING: Pvc double glazed window to rear, radiator, stairs to landing combining potential office area 7’09” x 5’06” plus deep recess

BEDROOM SEVEN: 18’10” max 13’10” min plus recess x 11’07” max 7’0 min Pvc double glazed window to side, walk in deep recess/storage area with shelving, double radiator, three double fitted wardrobes with drawers

EN SUITE BATHROOM: double glazed velux window to side, matching white suite comprising large shower, his and hers bowl vanity wash hand basins, having base units beneath, ladder style radiator, decorative tiling to walls and floors

GARAGE: 14’10” x 9’0 Pvc double glazed obscure window to side, up and over door

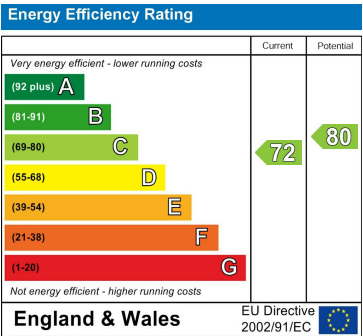
OUTSIDE: Shaped block paved patio to a low maintenance lawn styled garden having timber fencing



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



Highfield Drive, Sutton Coldfield



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.