

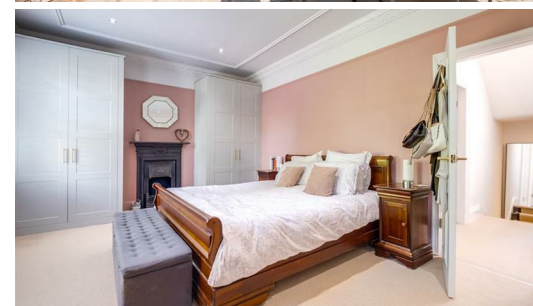
ACRES

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DRAFT

- Delightful period style property
- Ideally located to many amenities
- Five double bedrooms
- Well-appointed family bathroom
- Separate shower room
- Open plan breakfast kitchen diner
- Lounge
- Separate sitting room with log burner
- Cellar
- Much improved sought -after location



BOLDMERE ROAD, BOLDMERE, B73 5LL - ASKING PRICE £750,000

This much improved well-presented spacious period style property is situated in the ever popular residential road of Boldmere Road with an abundance of facilities close by such as a railway station and cafes, shops and supermarkets. The property is also positioned for well regarded schooling. Offering a wealth of periodic features, this property has also got the addition of a modern touch and has been finished to an exceptional standard. The property also benefits from gas central heating and pvc double glazing and briefly comprises of:- Porch, welcoming reception hall, well appointed family lounge, dining room/sitting room, guest w.c., open plan breakfast kitchen/diner and cellar. To the first floor there are three double bedrooms as well as a well-appointed family bathroom and to the second floor there are a further two double bedrooms and shower room. The property also benefits from a private rear garden as well as a lean to/garage. To fully appreciate the property and accommodation on offer, we highly recommend an internal inspection of this freehold property set in council tax band E.

Set back from the roadway behind a cast iron gates offering a multi vehicle driveway, access to the property is gained via:

PORCH: Entrance porch with solid front door and character feature tiled flooring. Entrance opening to a multi-locked double glazed front door with double glazed window to side, wood effect flooring, panelled walling and stairs off as well as traditional column radiator. Doors to:

FAMILY LOUNGE: 18'06" x 13'10" Pvc double glazed window to front with stained glass window inset above offering shutter blinds, with a real fire effect feature fireplace with slate like hearth and limestone mantel with wooden flooring and two traditional column radiators.

DINING ROOM/SECOND SITTING ROOM: 15' x 11'11" Pvc double glazed bay window to rear with log burner feature fireplace and granite hearth, cast iron mantel and surround, wooden flooring and traditional column radiator.

GUEST WC: Obscured pvc double glazed windows to side with low level w.c. with white tiled splashbacks, wash hand basin with vanity unit, part tiled walls and wood effect flooring.

CELLAR: With stairs down to storage space with door opening to versatile cellar could be used as storage/accommodation (subject to planning permission and consent).

BREAKFAST KITCHEN DINER: 38'04" x 13'02" max, 10'09" min

Kitchen with two pvc double glazed windows to side, Belfast sink inset into box edge quartz work surfaces, offering a range of matching cupboards fitted to both base and wall with a variety of pan drawers, with a comprehensive range of fitted appliances such as eye level microwave and dishwasher, the kitchen also offers space for fridge freezer, plumbing and space for washing machine as well as space for tumble dryer, space for range cooker with rustic brick surround an tiled white brick splash backs, a central breakfast bar separates the kitchen and diner with a space for two stools. Leading into:

DINER: Diner offers two pvc double glazed windows to rear, one large pvc double glazed window to side and pvc double glazed French doors to side with tiled flooring throughout and column traditional radiator, stairs to landing.

BEDROOM ONE: 18'09" x 12'04" Three pvc double glazed windows to front, two double built-in wardrobes, large double bedroom offering traditional radiator, shutter blinds and traditional fireplace.

BEDROOM TWO: 12'05" x 12' Pvc double glazed window to rear and radiator.

BEDROOM THREE: 14'01" max, 12'05" min x 9'01" Pvc double glazed window to rear and radiator.

FAMILY BATHROOM: 11'10" x 5'10" With one Velux sky light and an obscure pvc double glazed window to side, this modern suite comprises of: enclosed shower with glazed door and tiled splashbacks with bath, tiled storage and display, low level w.c. with shelf behind, wash hand basin with vanity unit, ladder effect radiator, heat sensor mirror and tiled walls with under floor heating. Stairs to:

LANDING TWO: Pvc double glazed window to rear and one Velux sky light.

BEDROOM FOUR: 12'08" x 11'11" Pvc double glazed window to rear, useful storage cupboard and radiator.

BEDROOM FIVE: 14' x 12'03" Two pvc double glazed windows to rear and radiator.

SHOWER ROOM: with one Velux sky light, modern suite comprising of: enclosed shower with glazed shower doors, low level w.c., wash hand basin with vanity unit, marble effect tiled floors and wall with ladder effect radiator.

GARAGE/LEAN TO: 24'08" x 7'01" Double opening wooden doors to rear and front with space for storage, timber construction, potential garage/storage.

GARDEN: Block paved patio area with planted borders to side, step down leading to second patio area for seating and entertaining leading to large lawned area which is shielded by a variety of shrubs, bushes, trees and timber shed to rear.

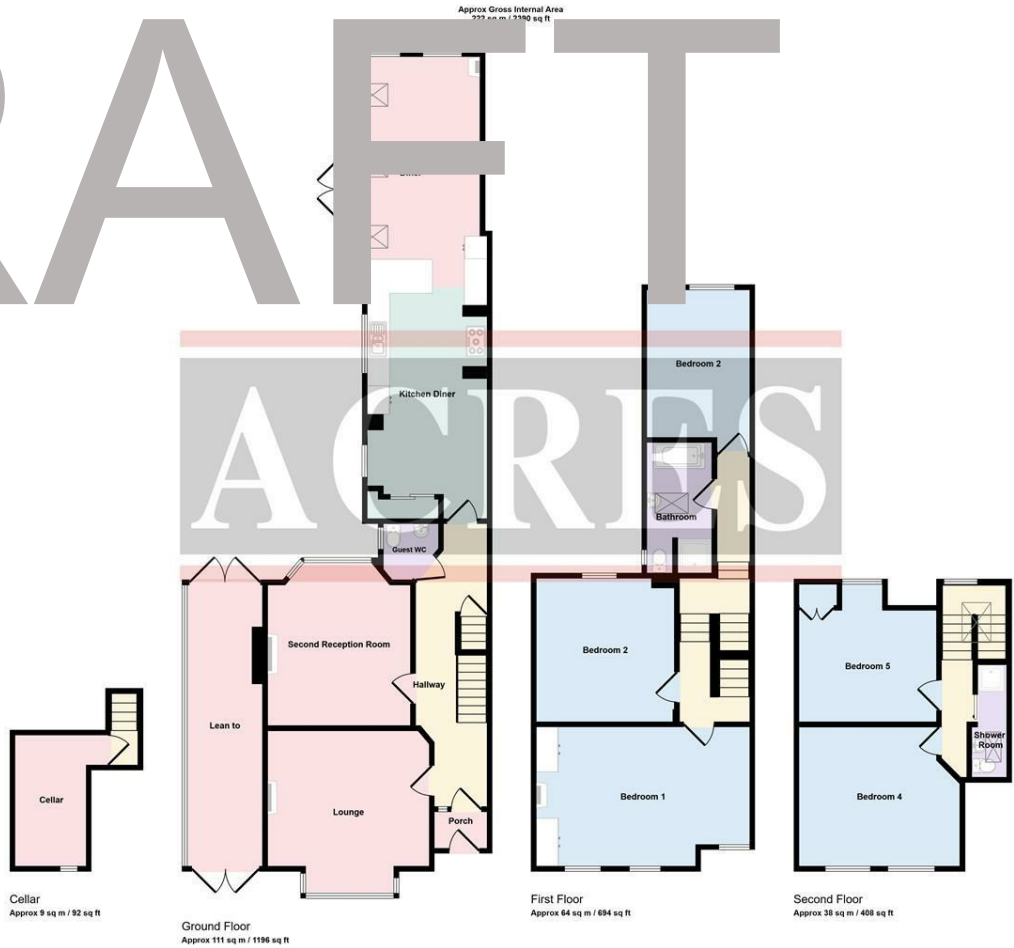


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating	
	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	



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.