

# ACRES

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- Extended & superbly presented, four bedroomed home
- Master with vaulted ceiling and en-suite shower room
- Well appointed family bathroom
- Superb fitted breakfast kitchen through dining & family area
- Family lounge with secondary lounge area
- Office/study & guest Wc
- Multivehicle block paved drive to fore
- Delightful rear garden with garden room
- close to well regarded schooling & amenities
- Impressive Home



**EMMANUEL ROAD, SUTTON COLDFIELD, B73 5LY - OFFERS AROUND £700,000**

Superbly positioned on a generous & sought-after plot in Sutton Coldfield, just moments from the vibrant Wyld Green High Street, this beautifully presented, four-bedroomed semi-detached family home is a true gem. Thoughtfully updated & meticulously maintained by its current owners, the property effortlessly combines spacious family living with tasteful décor, ideal for both entertaining & everyday life. Its prime location offers unrivalled access to a wealth of local amenities including restaurants, daily grocery stores and essential services. Excellent transport links are readily available, with direct bus routes nearby and Chester Road rail station on the Cross City Line offering swift connections to Birmingham & beyond. Reputable schools for all age groups further reinforce the home's appeal for families. Internally, the property benefits from gas central heating & PVC double glazing (both where specified) & opens via a welcoming porch into a deep entrance hall. From here, doors radiate to a series of impressive ground floor living spaces, beginning with a stunning fitted breakfast kitchen that flows effortlessly through to a dining & family area, ideal for both casual family meals and more formal occasions. Bi-folding doors open into a versatile secondary lounge, while a side door provides access to a useful utility/side passage. A separate formal family lounge offers further space to relax, alongside a dedicated home office/study, guest cloakroom/W.C., and a practical store. Upstairs, the home offers four generously sized bedrooms, each designed with comfort & style in mind. The standout master suite features a walk-in corridor & a striking vaulted ceiling with skylights, creating an airy & luxurious retreat. An en-suite bathroom is accessed from the corridor, while a well-appointed family bathroom completes the first-floor accommodation. Externally, a beautifully landscaped block-paved driveway welcomes you to the property, framed by mature & well-tended shrubs. To the rear, a paved patio area is perfect for outdoor dining & leads to a generous lawned garden, concluding with an additional patio space at the far end. Here, a detached garden room, currently used as a gym & storage space, provides further flexibility for lifestyle or leisure pursuits. This outstanding home is ideal for families seeking space, style, plus location & must be viewed internally to fully appreciate the exceptional standard of accommodation on offer. Council tax band E

Set back from the road behind a multi vehicular block paved drive with mature shrubs and bushes and the properties border, access is given into the accommodation via a Pvc double glazed leaded door into porch. A stained glass obscure leaded timber door opens to a large entrance hall, Internal doors radiate to a family lounge, office/study, guest cloakroom/Wc, understairs store, family area leading to breakfast kitchen and a rear family room, radiator, stairs off the first floor

FAMILY LOUNGE: 15'08" to bay x 11'11" max 11'05" min Pvc double glazed leaded bay window to fore, space for complete lounge site, radiator, door back to entrance hall

OFFICE/STUDY: 14'0 x 7'07" obscure glazed partition wall separates the office and 50/50 split garage doors that open to hall, built in storage, radiator, door back to entrance hall

GUEST CLOAKROOM/WC: Pvc double glazed obscure to side, suite comprising low level Wc and vanity wash hand basin, tiled splash back, door back to entrance hall

SECONDARY LOUNGE: 12'04" x 11'08" bi folding doors open to breakfast kitchen space for complete lounge suite, wall mounted fireplace, radiator, door back to entrance hall

BREAKFAST KITCHEN THROUGH FAMILY AREA AND DINING AREA: 26'11" x 23'10" max 11'07" min Pvc double glazed windows to side and to rear, bi folding doors open to rear garden, an obscure door opens to side, matching wall and base units with recesses for rangemaster and fridge/freezer, integral dishwasher, and wine fridge, edged work surfaces with inset sink having draining grooves cut to side, panelled splashback and matching upstands, extractor canopy over, a kitchen island provides seating for breakfast bar, space for dining table and chairs as well as a family lounge suite, a log burning stove is provided set upon a tiled hearth having matching column radiators, doors back to secondary lounge and to entrance hall

SIDE PASSAGE/UTILITY: 31'07" x 4'0 Pvc double glazed obscure door with window to side opens back to breakfast kitchen, matching wall and base units with recesses for dishwasher and washing machine, edge work surfaces with one and a half stainless steel sink, recess for fridge/freezer, Pvc double glazed obscure door opens to fore with clear glazed door opening to rear garden

STAIRS AND LANDING: Pvc double glazed windows enclosing stained glass is provided to side, doors open to four bedrooms and a family bathroom, radiator

BEDROOM ONE: 15'01" x 12'01" max 4'0 min Pvc double glazed windows to rear, Velux skylight over, fitted wardrobes with space for a double bed and complimenting suite, radiator, walk in entrance area with access being provided to en-suite bathroom, Pvc double glazed obscure window to side, suite comprising 'P' shaped bath with splash screen door to side, low level Wc and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom

BEDROOM TWO: 13'02" to bay x 12'09" max 10'11" min Pvc double glazed bay window to rear, space for double bed and complimenting suite, fitted wardrobe, radiator, door back to landing

BEDROOM THREE: 12'09" x 12'01" Pvc double glazed leaded Dorma style window to fore, fitted wardrobes with space for double bed and complimenting suite, radiator, door back to landing

BEDROOM FOUR: 11'11" x 11'06" Pvc double glazed leaded window to fore, fitted wardrobes with space for a double bed and complimenting suite, radiator, door back to landing

FAMILY BATHROOM: Pvc double glazed obscure window to side, suite comprising 'P' shaped bath with splash screen to side, low level Wc and pedestal wash hand basin, ladder style radiator, tiled splashback, door back to landing

REAR GARDEN: Renewed paved patio advances from the accommodation and progresses to lawn with tall shrubs and bushes that line and privatise the properties border with access being given to a rear patio, offering access to:

REAR GARDEN ROOM/GYM: 17'0 x 14'01" Pvc double glazed bi folding doors open to garden, electric radiator with speaker system overhead, varying uses are provided

GARDEN STORAGE: 14'09" x 9'08" Space for storage, timber door with glazed window to side opens back to rear garden



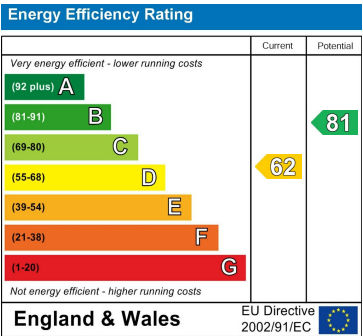




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101



Emmanuel Road, Sutton Coldfield, B73 5LY



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.