

ACRES

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



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Five bedrooms
- En-suite shower room
- Family bathroom
- Extended spacious lounge
- Separate dining/day room
- Enlarged fitted breakfast kitchen with appliances
- Study/playroom/optional sixth bedroom
- Ground floor shower room/ guests Wc
- Utility room & generous rear garden
- An exceptionally spacious five bedroomed semi-detached family home



FALSTONE ROAD, SUTTON COLDFIELD, B73 6PJ - OFFERS AROUND £560,000

Set in a prime, central convenient location just a short stroll from local shopping facilities and being similarly placed for Sutton Park with all its natural beauty, the property is additionally served by well regarded schooling in the area. Complemented by gas central heating and having Pvc double glazing (both where specified), this imposing, spacious, much enlarged family home offers thoughtfully designed spacious accommodation for a larger family or perhaps those working from home. Briefly comprising enclosed porch, reception hall, imposing spacious lounge, dining room/family day room, enlarged fitted breakfast kitchen with appliances, laundry room, study/playroom, or optional ground floor additional bedroom, shower room/guest Wc. To the first floor there are five bedrooms, an en-suite shower room together with family bathroom each provided with white suite, the property additionally has a generous rear garden, all of which to fully appreciate we highly recommend an internal inspection. Council tax band D

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

FULL ENCLOSED PORCH: Oak-stained door with obscure leaded light glazed inset to

RECEPTION HALL: Two obscure windows to front, radiator, wood laminate flooring, storage cupboard

SPACIOUS LOUNGE: 20'2" x 11'0 Pvc double glazed patio doors to rear, double radiator, coal effect living flame gas fire set on a marble hearth having matching recess, wood laminate flooring

DINING/FAMILY ROOM: 14'4" max 12'3" min 11'0 max 9'9" min Pvc double glazed bay window to front, radiator

FITTED BREAKFAST KITCHEN: 15'10" max 9'6" min 14'0 max 10'0 min two Pvc double glazed windows to rear, one and a half bowl sink unit set into sweeping rolled edge work surfaces having tiled splash backs, there are a comprehensive range of fitted units to both base and wall including pan drawer units, integrated fridge freezer and dishwasher, integrated oven having separate grill, fitted gas hob with extractor over, double radiator, space for breakfast table, tiled floor, part Pvc double glazed door to side

LAUNDRY ROOM: 7'6" max 4'3" min 4'8" max 3'7" min Pvc double glazed window to side, single drainer sink unit set into rolled edge worktop having double base unit, recess for washing machine, fitted stainless steel twin ring gas hob

SHOWER ROOM/GUEST WC: Pvc double glazed obscure window to side, white low flushing Wc, wash hand basin, enclosed shower cubicle, tiled splash backs

STUDY/PLAYROOM: 13'9" x 7'6" Pvc double glazed window to front, double radiator

STAIRS TO LANDING:

BEDROOM ONE: 14'9" max 12'3" min 11'1" max 9'2" min Pvc double glazed window to rear, four double fitted wardrobes having storage cupboards above, radiator

BEDROOM TWO: 14'7" max 12'0 min x 11'0 Pvc double glazed window to front, radiator

BEDROOM THREE: 11'8" x 7'6" Pvc double glazed window to front, radiator

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, white suite comprising enclosed shower cubicle, wash hand basin, low flushing Wc, tiled splash backs, chrome ladder style radiator

BEDROOM FOUR: 12'4" plus recess x 7'6" Pvc double glazed window to rear, radiator

BEDROOM FIVE: 7'9" x 6'10" Pvc double glazed window to front, radiator

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing Wc, tiled splash backs, radiator, linen cupboard

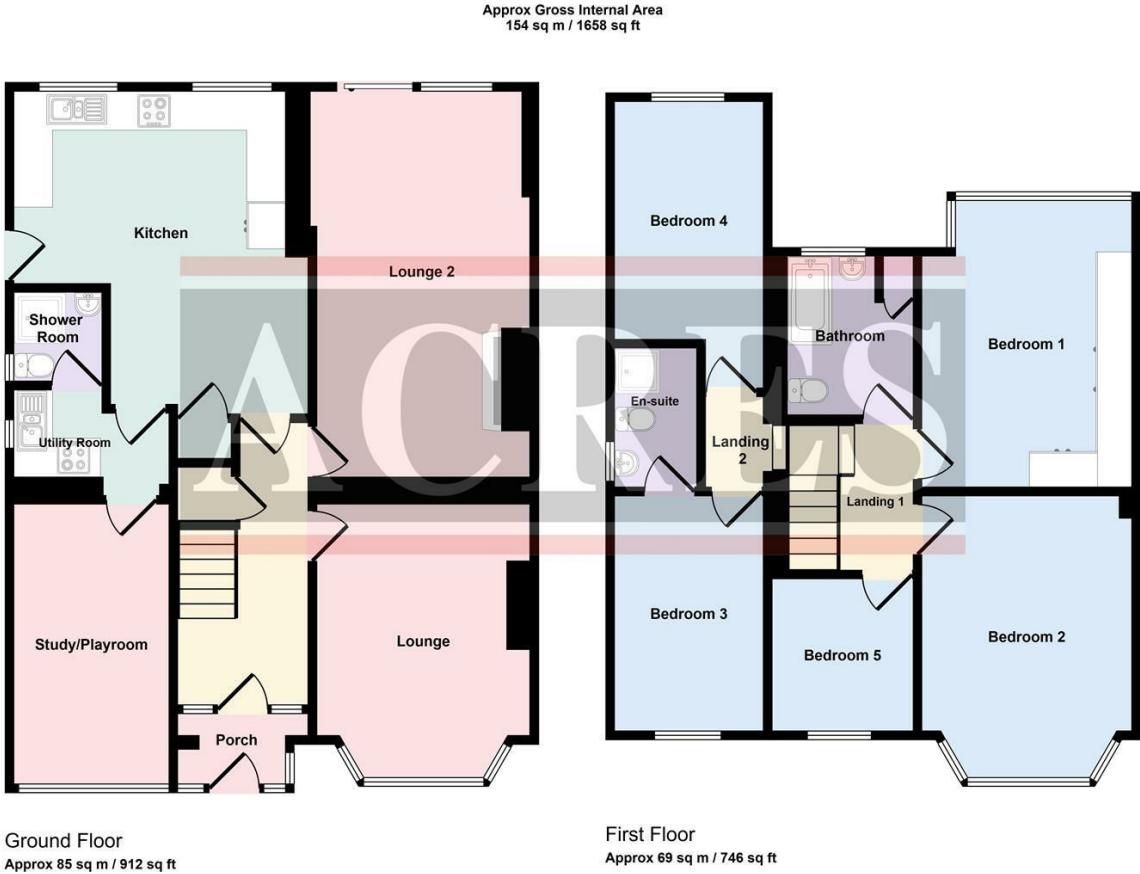
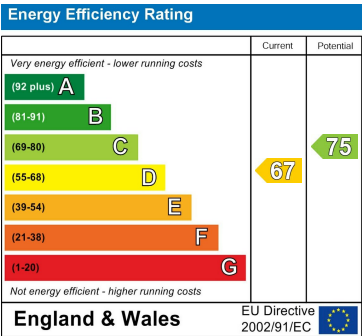
OUTSIDE: Paved patio area, outside tap to a generous lawned rear garden having timber fencing, twin sheds and well screened to rear



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 : D

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

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.