

ACRES

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- An incredible extended residence
- Superb residential location
- Spacious entrance hall, Lounge
- Living kitchen with dining, family and kitchen areas
- Utility and guests cloakroom
- Four excellent bedrooms
- Two en-suites and luxury bathroom
- Underfloor Heating to the ground floor
- Garage and Carport
- Superb gardens to front and rear, carport and garage



**ROCKINGHAM GARDENS, SUTTON COLDFIELD, B74 2PN - OFFERS AROUND
£775 000**

This is a freehold, beautifully enhanced and extended detached residence that is council tax band F. Located in a wonderful residential location of executive styled properties and close to the beauty spot that is Sutton Park, this particular property is absolutely superb throughout. The interiors have underfloor heating to the ground floor and very briefly include spacious welcoming entrance hall, study, generous living room with entertaining doors through to an incredible living kitchen with bi-folding doors, family area, dining area and very stylish comprehensively fitted kitchen, utility and guests cloakroom. To the first floor is an excellent landing space, extended master bedroom with fitted furniture and en-suite bathroom, bedroom two that is also extended and has built in wardrobes and en-suite shower room, bedroom three, and a fourth double bedroom plus luxury re-fitted bathroom. Outside is a very deep fore garden with driveway and access to car port and garage and to the rear is a well manicured rear garden. Viewing should be considered a priority to appreciate the quality, quantity and location.

HALLWAY Having oversized porcelain tiling to floor that continues through to the living kitchen, radiator, coving to ceiling, staircase to first floor, door into understairs store cupboard and door into, Lounge, Study, and kitchen, under floor heating

GUEST CLOAKROOM Having a close coupled WC, wash hand basin set into a vanity unit, ornate coving and spotlights to ceiling, heated towel rail/radiator, tiling to walls and floor

STUDY 7’9” x 5’11” Having double glazed window to front, radiator, fitted shelving and feature panelling to one wall

FAMILY LOUNGE 18’2” x 12’5” max 11’3” min to chimney breast A spacious living room with double glazed bow bay window to front with display sill, radiator, coving to ceiling, double opening entertaining doors into:

LIVING KITCHEN 24’8” max 22’6” (average) 11’10” min x 20’10” max 18’0” min A fabulous addition to the family living with lounge area, dining area and kitchen area

KITCHEN AREA Fabulous German kitchen with a range of white high gloss soft closing drawers to include base and overhead cupboard with smoke glass display cupboards below, integrated dishwasher, full height fridge and half freezer, fitted oven/microwave combination plus further electric oven, patterned mirror splash backs, deep sink with Quooker tap over, worksurface incorporating etched drainer, superb sized island with base cupboards and Quartz worktops, electric induction hob with extractor hood over and concealed power point, inset spotlights to ceiling continuation of the porcelain tiled floor with gas under floor heating

LOUNGE AREA Ample space for lounge furniture, mood lighting to ceiling, and speakers to ceiling, opening into dining area with vertical radiator, double glazed bi-folding doors to garden and door into:

UTILITY 6’1” x 5’10” Having high gloss wall and base units, space and plumbing for washing machine and space for dryer, quartz worksurface with etched drainer and sink plus upstands, tiled floor with gas underfloor heating, double glazed opaque window to side

FIRST FLOOR LANDING Having coving to ceiling, access to loft space which is boarded with a pull down ladder, doors into:

MASTER BEDROOM 18’3” max 12’9” min x 13’1” to wardrobe front, 6’11” min to wardrobe front A beautifully presented bedroom with double glazed window to rear, Hammond feature timber/mirror fronted double wardrobes, fitted Hammond dressing table, radiator and door into:

EN-SUITE BATHROOM 5’10” x 5’6” Having under floor heating, panelled bath with over head shower and rinser aid, close coupled WC and wash hand basin set into a vanity unit, spotlights to ceiling, double glazed opaque window to side, tiling to walls and floor, chrome ladder style radiator/towel rail

BEDROOM TWO 12’5” max 11’4” min x 12’9” A further generous bedroom with double glazed window to front, coving to ceiling, radiator, fitted chest of drawers with shelving above and door into walk in wardrobe with hanging rail, shelves and storage, door into:

EN-SUITE Having under floor heating, self contained shower cubicle with fitted over head shower and rinser aid, close coupled WC with concealed cistern, wash hand basin set into vanity drawers, extractor fan, chrome ladder style/radiator, double glazed opaque window to side, stylish tiling to walls and floor

BEDROOM THREE 18’1” max to door well 14’5” min x 9’3” min to wardrobe front Having double glazed window to rear, radiator, fitted Hammond bedroom furniture to include two double wardrobe and single mirror fronted wardrobe, fitted dressing table with shelves above

BEDROOM FOUR 12’2” max 8’11” min x 6’11” max Double glazed opaque window to front, coving to ceiling, radiator, fitted double wardrobe/storage, bookshelf

BATHROOM 9’8” x 5’9” A luxury family bathroom with free standing slipper bath with stand alone taps, self contained shower cubicle with fitted overhead shower and rinser aid, close coupled WC, his and her wash hand basin set into a vanity drawer, digital vanity mirror above, double glazed opaque window to side, ladder style radiator/towel rail, stylish tiling to walls and floor, under floor heating

REAR GARDEN A well screened garden, having lawn with stepping stones and a raised patio, foliage and fencing to boundaries

GARAGE 18’1” x 8’2” max 6’7” min (please check the suitability of this garage for your own vehicle) Double opening doors to front, wall mounted gas central heating boiler, up and over door to rear, light and power

CAR PORT 19’7” x 8’3”(please check the suitability of this car port for your own vehicle)

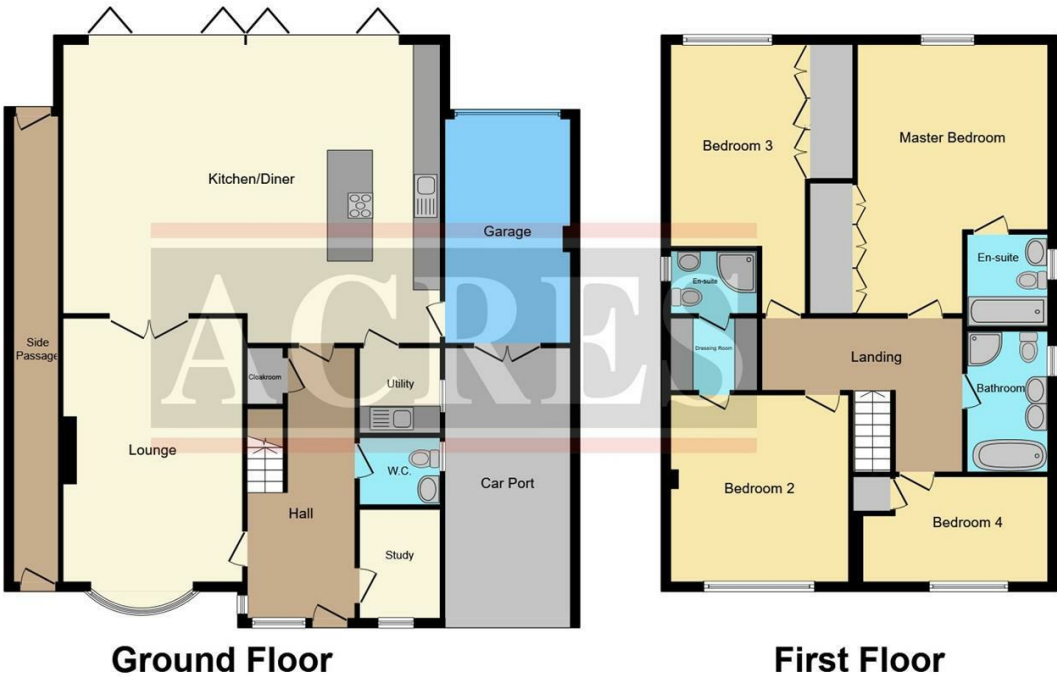
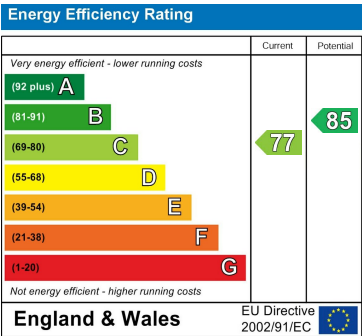
SIDE ACCESS door to front and rear



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 : F

VIEWING: Highly recommended via Acres on 0121 321 2101



Total floor area 232.1 sq.m. (2,499 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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