

ACRES

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Garage-
Planning Granted
3 Bed Detached

Self-Contained
Flat to side

- Four bedrooms, each with wardrobes
- Well appointed family bathroom & en-suite shower room
- Exceptional, open-plan, fitted dining kitchen/ family room
- Attractive, spacious lounge
- Study/ playroom
- Utility room/ guest WC
- Planning permission granted for a three bedroom, detached property set to side
- Gated driveway & open front aspect



LINDRIDGE ROAD, SUTTON COLDFIELD, B75 7HU - OFFERS OVER £700,000

This quite exceptional, freehold, detached, family home, is finished to an outstanding specification, having originally been the show home for Bellway Homes, the property offers delightful, attractively decorated, bright accommodation which is complemented by gas central heating and having PVC double glazing (both where specified). Set in an enviable location, adjacent to and overlooking an open front aspect. Excellent road links are readily available as is access to the Midlands motorway links.

The property additionally has the added feature of detailed planning permission being granted for a three bedroom, detached, family home to be converted/ constructed set to the side of the property from the garage area. This new property comprises of a: reception hall, lounge, playroom/ den, fitted breakfast kitchen, utility room, and guest WC. To the first floor, planning is provided for three bedrooms, en-suite shower room, and family bathroom. The property is being sold with the property and is not available for sale by separate negotiation.

The main home briefly comprises: a welcoming reception hall, attractive lounge, study/ playroom, outstanding, full width, comprehensively fitted dining kitchen with family sitting area. Additionally, there is a utility room, guest cloakroom/ WC, four bedrooms, each having fitted wardrobes, well-appointed shower room, and family bathroom. Externally, there is a landscaped rear garden, and deep fore garden access via an electric gate being remote controlled. All of which to fully appreciate, we highly recommend an internal inspection. Set back from the roadway, behind a driveway having electric remote-controlled gates, there is a multi-vehicular tarmac driveway, together with lawn, shrubs and bushes. Access is going to the property via

CANOPY PORCH: Part obscure, double glazed door opens to

RECEPTION HALL: PVC double glazed window to front, double radiator, tiled floor, and storage cupboard.

ATTRACTIVE LOUNGE: 17'9" max 16'3" min x 10'6". PVC double glazed bay window to front, double radiator, and electric log effect feature wall mounted fire.

STUDY/ PLAYROOM: 8'2" X 8'1". PVC double glazed window to front, and radiator.

OUTSTANDING DINING KITCHEN COMBINING FAMILY ROOM: 26' x 10'9". Dining/ family area having PVC double glazed, double French doors to rear garden, double radiator, being open plan.

COMPREHENSIVELY FITTED KITCHEN: PVC double glazed window to rear, one and a half bowl sink set into moulded roll edge work surfaces, having upstands, comprehensive range of high-gloss, handleless units to both base and wall level, including drawers, integrated dishwasher, fridge and freezer, fitted wine fridge, elevated stainless steel oven having separate grill, flush fitting hob with stainless steel extractor canopy over fan, double radiator, and tiled floor throughout.

UTILITY ROOM: 6'2 x 5'. PVC double glazed door to side, double radiator, single bowl sink unit, set in roll edged work surfaces having base unit beneath, integrated washing machine, and tiled floor.

GUEST CLOAKROOM/ WC: Matching white suite comprising, wash hand basin, low flushing WC, fitted mirror, tiled floor and splash back, and chrome ladder style radiator.

STAIRS TO LANDING: Deep airing cupboard.

BEDROOM ONE: 14' max 10'7" min x 13'9" max 6'3" min. PVC double glazed window to front, double fitted wardrobe, table recess/ dressing area, and radiator.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising of shower cubicle, wash hand basin, low flushing WC, complementary, tiled splash back, chrome ladder style radiator, and tiled floor.

BEDROOM TWO: 12' max 9'9" min x 8'2". PVC double glazed window to front, radiator, double built in and double fitted wardrobe.

BEDROOM THREE: 11'9" min x 8'7". PVC double glazed window to rear, radiator, and two double built in wardrobes.

BEDROOM FOUR: 9' min x 8'6". PVC double glazed window to rear, radiator, and two double built in wardrobes.

FAMILY BATHROOM: PVC double glazed obscure window to rear, matching well appointed white suite comprising bath, wash hand basin, low flushing WC, enclosed separate shower cubicle, complementary tiling to walls and floor, and chrome ladder style radiator.

OUTSIDE: To the rear of the property there is a delightful, landscaped, well stocked and tended garden, having patio, lawn and an abundance of shrubs and bushes, additionally providing privacy, having further storage area set to side.

DOUBLE CAR GARAGE: 19'8" x 19'6". (please check the suitability for your own vehicle). Twin, electric garage doors, and two double glazed windows to rear.

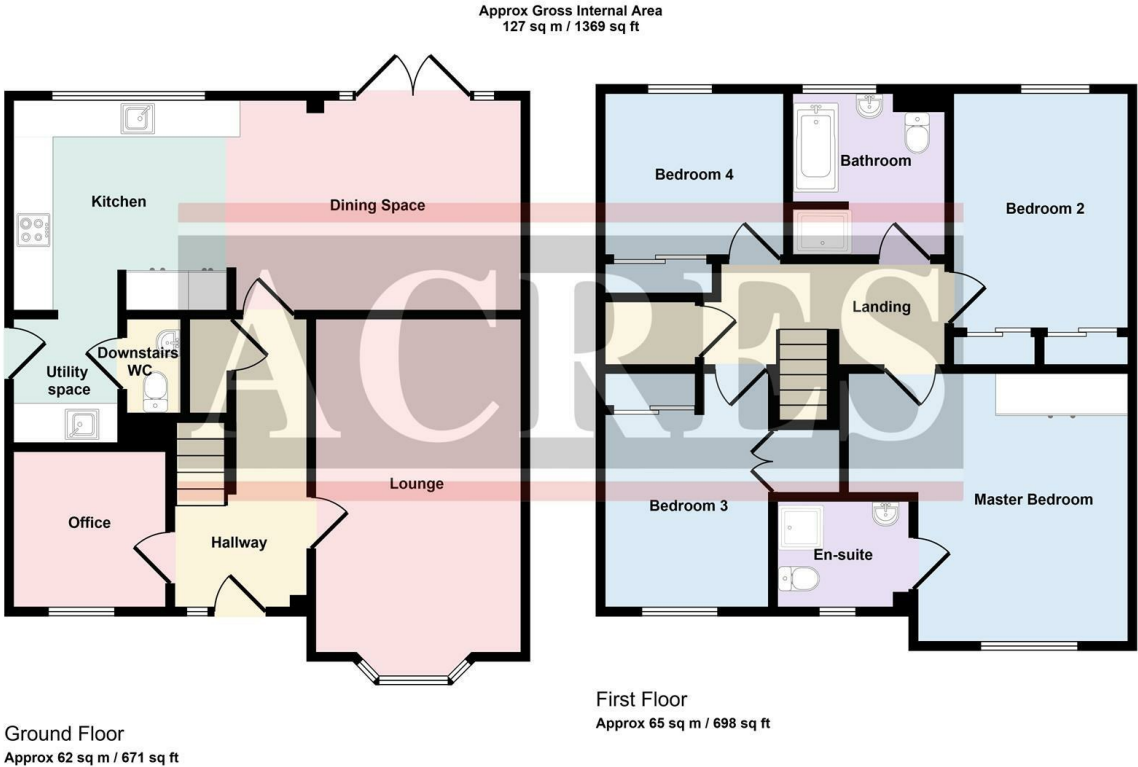
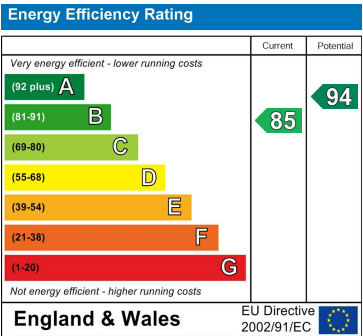
PLANNING PERMISSION TO GARAGE: As mentioned previously, planning permission has been granted for the conversion and extension of the garage, to build a three bedroom, detached, family home. Full details of planning permission and plans can be found at <https://tinyurl.com/ywxcvmj2>.



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



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.