

ACRES
Collection



178, Tamworth Road, Sutton Coldfield, B75 6DL

OFFERS AROUND - £1,100,000

This substantial, detached family home is set on a delightful tree lined position upon the Tamworth Road, Sutton Coldfield, accordingly it set in a highly central and sought-after location, just a short stroll from open countryside, offering the best of both convenience and natural surroundings. The property enjoys access to a host of well regarded amenities, including local infant and junior schooling, making it an ideal choice for families. Public transport links are readily available by way of local bus services, and the Cross City rail line can be accessed from either Sutton Coldfield or Four Oaks railway stations, offering excellent connectivity across the region.

An array of shopping facilities, cafés, and restaurants can be found nearby in Mere Green Shopping Centre or in Sutton Coldfield's town centre, ensuring a wealth of lifestyle conveniences close at hand. For those commuting by car, the property is exceptionally well-placed for motorway access, with the M6, M6 Toll, and other key routes all easily accessible, offering swift travel to Birmingham and beyond. A particular feature of this home is its proximity to Moor Hall Golf Club, with the course located directly to the rear, thus offering a delightful view over mature trees and aspect, a rare and desirable backdrop for a residential property.

Occupying a generous, mature plot, the home presents an outstanding opportunity for modernisation and alteration, with gas central heating and PVC double glazing (both where specified). The existing footprint is enhanced by a double garage set to the side, which offers superb potential for extension above (subject to necessary planning permissions / building regulations), making this an exciting prospect for buyers seeking to create a long-term family home tailored to their needs.

The accommodation is entered via a porch leading into a welcoming reception hall with cloakroom/WC off. The principal reception spaces include a through lounge, a study/den, a separate dining room, and a wide conservatory that enjoys views over the property's mature garden. There is also a garden room and a breakfast kitchen and large utility room.

To the first floor, the property offers three bedrooms, including a spacious master bedroom with ensuite, as well as a family bathroom. On the second floor, there are two additional bedrooms, ideal for growing families or for use as flexible guest or hobby spaces, all of which to fully appreciate we highly recommend and internal inspections.



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FREE
VALUATIONS
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321 2101

Set back from the main roadway behind a treelined service road, the property has a multi vehicle driveway with central lawn having shrubs and bushes. Access is gained to the property via a PVC double glazed door opening to :

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, obscure leaded light glazed door.

RECEPTION HALL: Obscure leaded light window to front, double radiator.

GUEST CLOAKROOM/ WC: PVC double glazed obscure window to side, low flushing white WC, wash hand basin with base unit underneath, radiator, tiling to walls and floors, and cloaks oblique storage area.

ATTRACTIVE LOUNGE: 20'10" X 12'2" (6.35m x 3.71m) PVC double glazed windows to front and side, coal effect fire set into a fire place recess with tiled hearth and fire surround, double radiator, windows to central double French doors.

GARDEN ROOM: 12'3" x 8'9" (3.73m x 2.67m) PVC double glazed windows to side & rear, double glazed French doors to garden, radiator.

DEN / HOME OFFICE: 14'3" x 8'1" max 7'2" min (4.34m x 2.46m max 2.18m min) PVC double glazed windows to front, side and rear, radiator.

DINING ROOM: 12'8" x 11'4" max 9'6" min (3.86m x 3.45m max 2.90m min) PVC double glazed bay window to rear, and radiator.

BREAKFAST KITCHEN: 16'1" x 11'2" (4.90m x 3.40m) PVC double glazed window to front and rear, double drainer sink unit set into roll edged work surfaces having double base unit underneath with a further range of fitted units to both base and wall level including drawers, recesses for appliances, tiled splashbacks and floor, double radiator, and space for breakfast table.

UTILITY ROOM: 11'6" X 9'10" (3.51m x 3.00m) PVC double glazed window and door to rear conservatory, single drainer sink unit having fitted wall and base unit, roll edged work surfaces recesses oblique space for appliances, and two walk in pantries off together with two additional garden store rooms off.

WIDE CONSERVATORY: 22' X 8'9" (6.71m x 2.67m) . PVC double glazed windows to side and rear with double glazed double French doors to garden, and radiator.

RETURN STAIRS TO LANDING: Tall, feature PVC double glazed to front, radiator, fitted drawer units with double storage cupboards above.



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.



BEDROOM ONE: 20'5" max 13'10 min x 12'2" max x 10'1" min (6.22m max 4.22m min x 3.71m max x 3.07m min) Wide PVC double glazed window to rear, two radiators, double built in storage cupboard, single and three double fitted wardrobes, and further double glazed window to side.

ENSUITE SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising of enclosed shower cubicle, vanity wash hand basin with double base unit underneath, low flushing WC, chrome ladder style radiator, and tiling to walls.

BEDROOM TWO: 11'3" max 9'4" min x 9'7" (3.43m max 2.84m min x 2.92m) PVC double glazed window to rear, radiator, double and single fitted wardrobes with storage cupboards over, and vanity wash hand basin with drawer unit underneath.

BEDROOM THREE: 12'10" max 10'10" min x 12'1" (3.91m max 3.30m min x 3.68m) PVC double glazed window to rear, vanity wash hand basin with base unit underneath, single and two double fitted wardrobes, radiator.

FAMILY BATHROOM: Obscure PVC double glazed window to front, matching champagne coloured suite comprising bath having shower over wash hand basin, radiator, and tiling to walls.

SEPARATE WC: PVC double glazed obscure window to side, white low flushing WC, and radiator.

STAIRS TO SECOND FLOOR LANDING: Radiator, double cupboard.

BEDROOM FOUR: 17'5" max x 8' 10" max (5.31m max x 2.69m max) Double glazed window to rear, four double built in cupboards, radiator.

BEDROOM FIVE: 11' max 8'6"min x 9'4" max 5'10" min. (3.35m max 2.59m min x 2.84m max 1.78m min) PVC double glazed window to rear, two double built in storage cupboards, and radiator.

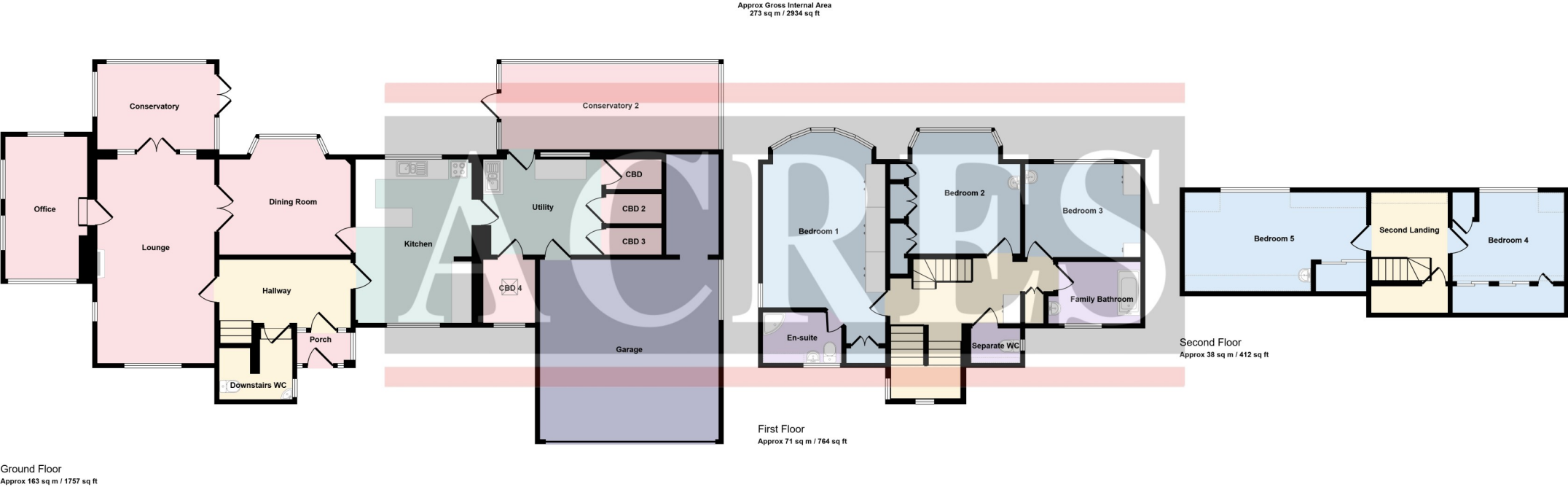
DOUBLE CAR GARAGE: 18' x 17'10" (5.49m x 5.44m) PVC double glazed obscure window to side, walk in storage area, oblique garden store. 10' x 5'2" door to outside. (please check the suitability for your own vehicle).

OUTSIDE: Paved patio area to generous lawned rear garden flanked by borders having mature shrubs bushes and trees, four timber sheds, and backing on to Moor hall Golf Course.









Denotes head height below 1.5m

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 may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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.