

ACRES

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- Magnificent period-style residence full of character and charm
- Five spacious double bedrooms including luxury master suite with dressing area, study, sitting room & en-suite
- Three elegant reception rooms plus garden room & breakfast room
- Stylish, well-appointed kitchen
- Luxury family bathroom with freestanding slipper bath & further shower room
- Large cellar providing excellent storage
- In-and-out driveway with parking for multiple vehicles
- Extensive rear garden with patio
- Large garage, utility room & rear annex with scope for further accommodation (STPP)



CHESTER ROAD, BOLDMERE, B73 5HU - OFFERS AROUND £675,000

This period-style residence is well-presented both inside and out, and brimming with charm, elegance, and original character features throughout. Internally, the property offers an impressive and versatile layout, beginning with an enclosed porch and a welcoming entrance hall complete with two staircases. The ground floor accommodation includes a guest cloakroom with access to a large cellar, an elegant drawing room, a formal dining room, a generous family lounge, a garden room, a breakfast room, and a beautifully appointed kitchen. The first-floor landing is both spacious and full of character, leading to a luxurious master suite comprising a large bedroom, dressing area, study, sitting room, and en-suite shower room. There are four further double bedrooms, a sumptuous family bathroom with a freestanding slipper bath, and an additional shower room. Outside, the home is approached via a wide, planted fore garden and an impressive in-and-out driveway providing ample parking. To the rear, the landscaped garden offers a delightful mix of patio space, a long lawn, and mature flowering borders and trees. Additional benefits include a large garage, a utility room, and a rear annex with potential for further accommodation (subject to the relevant consents).

Via a wide planted and stone-chipped fore garden with an in-and-out driveway providing multiple parking spaces.

ENCLOSED PORCH: A charming feature porch with windows to the sides and front, double-opening doors, tiled floor, and timber/glazed reception door with half-moon transom above.

MASTER BEDROOM SUITE: 15’0” x 15’0”. Two sash windows to front, fire surround, dado rail, radiators, and access to dressing area, study, sitting room, and en-suite.

ENTRANCE HALL: Welcoming hallway with newel and balustrade staircase to the first floor, radiator, ceiling medallion, timber floor, under-stairs storage, and doors to the dining room and drawing room. Inner hallway with a second staircase, radiator, decorative tiled floor, rear porch access, and doors to the lounge and lobby.

CELLAR: Large and versatile storage space.

DRAWING ROOM: 17’4” max into bay x 15’0” min. Sash bay window to front, deep coving, ceiling medallion, dado rail, original-style marble fire surround, and two radiators.

DINING ROOM: 17’1” max into bay x 15’0” min. Sash bay window to front, deep coving, ceiling medallion, dado rail, feature fire surround with tiled back and hearth, and radiator.

FAMILY LOUNGE: 19’7” max x 13’8”. Generous living space with coving, ceiling medallion, picture rail, feature fire surround with open grate, tiled hearth, sash window, and French doors to the garden.

GUEST CLOAKROOM: White WC, wash hand basin, chrome ladder radiator, tiled floor, window, and door to the cellar.

BREAKFAST ROOM: 11’10” x 14’10”. Built-in dresser-style unit with drawers, base storage, glazed display with lighting, integrated fridge/freezer, circular sink, sash windows to both sides, two radiators, and doorways to kitchen.

KITCHEN: 12’0” x 12’0”. Fitted with drawer, base, and eye-level units, range-style cooker with extractor, Belfast sink, granite and timber worksurfaces, spotlights, double-glazed windows to rear and side, and timber flooring.

GARDEN ROOM: 9’5” x 5’8”. Light-filled with windows to three sides, French doors to garden, tiled floor, and radiator.

FIRST FLOOR

LANDING: Spacious with sash window to front, archway to secondary landing, two windows to side, radiators, and loft access.

ATTIC: Large floored space with windows to both sides.

MASTER BEDROOM SUITE: 15’0” x 15’0”. Two sash windows to front, fire surround, dado rail, radiators, and access to dressing area, study, sitting room, and en-suite.

DRESSING AREA: Built-in wardrobes, steps to study and sitting room.

EN-SUITE: Shower cubicle, wash hand basin, WC, chrome ladder radiator, timber floor, window to rear.

STUDY: 5’3” x 6’2”. Window to rear, radiator.

SITTING ROOM: 12’10” max x 7’7”. Window to front, roof light, radiator, built-in wardrobes.

GUEST BEDROOM: 15’0” x 15’0”. Two sash windows to front, additional window to side, fire surround, dado rail, radiator.

BEDROOM THREE: Sash window to rear, fire surround, dado rail, radiator.

BEDROOM FOUR: 10’10” x 9’0”. Sash window to side, additional rear window, radiator.

BEDROOM FIVE: 12’0” max x 11’2” min. Double-opening half doors to rear, two radiators.

LUXURY FAMILY BATHROOM: 10’7” x 11’2” max. Freestanding slipper bath, his-and-hers sinks set into vanity unit, WC, bidet, linen cupboards, sash window to rear, and period-style radiator.

SHOWER ROOM: Shower cubicle, WC, wash hand basin in vanity unit, part-tiled walls, and tiled floor.

REAR GARDEN: Patio leading to a long lawn with mature planted borders, trees, and shrubs.

GARAGE: 32’05” x 12’00”. Double-opening doors, pedestrian door, wall-mounted boiler, garden access, and door to utility.

UTILITY: 11’1” x 8’3”. Base units, sink, drainer, worksurface, plumbing for washing machine, radiator, tiled floor, and access to annex.

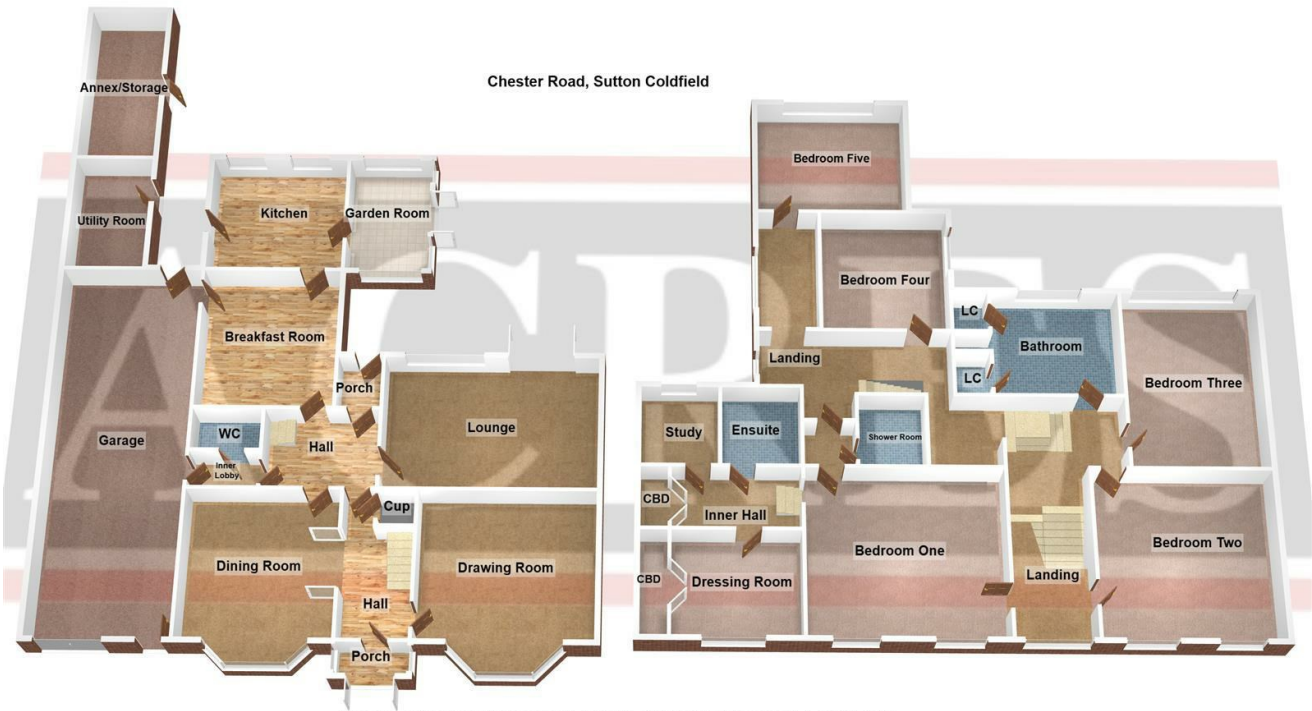
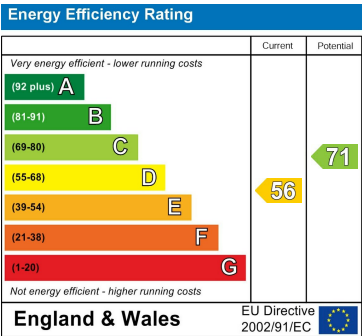
ANNEX: 25’1” x 8’1”. Versatile space with potential for improvement and conversion.



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 : G

VIEWING: Highly recommended via Acres on 0121 321 2101



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.