

ACRES

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- Six good bedrooms
- Downstairs bedroom, skylight windows with connected study room leading to garden
- First floor & ground floor additional shower rooms
- Imposing spacious lounge with inglenook fireplace
- Reception/ piano room to front
- Fitted kitchen dining room with marble worktops
- Wide rear garden room
- Conservatory with a solid insulated roof, currently used as a home office
- Generous mature rear garden with potential for extension
- Set in the heart of Wylde Green



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1DL - OFFERS AROUND £750,000

This beautifully presented and substantially enlarged six-bedroom detached family residence occupies a prime position in the very heart of Wylde Green, one of the area's most sought-after locations. Deceptively spacious throughout, the home has been thoughtfully extended and enhanced to provide exceptional living accommodation, making it perfectly suited to the needs of a growing or multi-generational family.

Its enviable central setting places a wide variety of local amenities right on the doorstep, including an excellent selection of shopping facilities, independent cafes, and highly regarded restaurants. For commuters, the property offers superb transport links with the Cross City Rail line available from Chester Road Station, frequent local bus services, and convenient access to major road networks leading directly into Birmingham city centre. Families are also exceptionally well catered for, with a range of both primary and secondary schools nearby, including several highly regarded options.

The property itself benefits from gas central heating and PVC double glazing (both where specified) and occupies a generous plot with a substantial frontage, a wide garage, and a beautifully maintained private rear garden offering both privacy and space for outdoor entertaining.

Step out from the roadway behind a multi vehicular tarmac driveway. Access is gained to the property via:

CANOPY PORCH: Multi locking door opens to:

WELCOMING RECEPTION HALL: PVC double glazed window to side, radiator, storage cupboard.

GUEST WC / GROUND FLOOR SHOWER ROOM: PVC double glazed obscure window to side. The accommodation comprises a wide enclosed shower, vanity wash hand basin with storage beneath, low flushing WC, chrome ladder style radiator, and wood laminate flooring.

SPACIOUS IMPOSING LOUNGE: 18'6 x 14'7 max, 12' min. Wide double glass patio doors and windows to the rear. Inglenook fireplace with slate hearth and inset basket style fire. Double radiator, oak flooring.

RECEPTION PIANO ROOM: 12' x 11'6". PVC double glazed window to front, radiator, wood flooring.

DEN / PLAYROOM: 16' x 7'6" x 11'. Two double glazed skylights, radiator.

REAR OFFICE / CONSERVATORY: 16'4" max x 8'2" min, 6'1" max x 3'2" min with solid insulated roof currently use as working from home office leading to garden.: . PVC double glazed window to rear.

BREAKFAST ROOM: 11'9" x 7'6". Radiator, tiled floor opening to.

FITTED KITCHEN: 20'2" max x 10'10" min, 10'10" max x 6'6" min. Two PVC double glazed windows to rear, with French door opening to rear, Double bowl sink unit set into sweeping granite work surfaces with tiled splashbacks. Fitted hob, a range of base and wall units including drawers, elevated electric oven with separate grill, and integrated dishwasher. Laundry area with additional sink, work surfaces, recessed washing machine space, and space for an American style fridge freezer. Radiator.

GARDEN ROOM: 18'6" x 8'3". PVC door and windows to side and rear, with glazed double French doors opening to the garden. Tiled floor.

STAIRS TO LANDING: 15'3" x 7'10". PVC double glazed window to side. Wood flooring.

BEDROOM 1: 17'6" into recess x 15'4" min x 12'9" max. PVC double glazed window to rear, radiator, wood flooring.

EN-SUITE SHOWER ROOM: PVC obscure double glazed window to rear. Matching white suite comprising shower cubicle, wide vanity wash hand basin with base unit beneath, and low-flush WC. Tiling to walls and floor. Chrome ladder-style radiator.

BEDROOM 2: 12' x 12'. PVC double glazed window to rear, radiator, wood flooring.

BEDROOM 3: 12' x 10'1". PVC double glazed window to front, radiator, wood flooring.

BEDROOM 4: 11'8" x 9'7" narrowing to 6'9". PVC double glazed window to front, radiator, wood flooring.

BEDROOM 5: 12' x 7'7". PVC double glazed window to side, radiator, wood flooring.

SHOWER ROOM: PVC obscure double-glazed window to side. Matching white suite comprising shower cubicle, wide vanity wash hand basin with base unit beneath, and low-flush WC. Chrome ladder-style radiator. Tiling to walls and floor.

LARGE GARAGE: 17'9" max x 13'6" min, 13' max x 9'4" min. Up-and-over door, with internal door leading to kitchen.

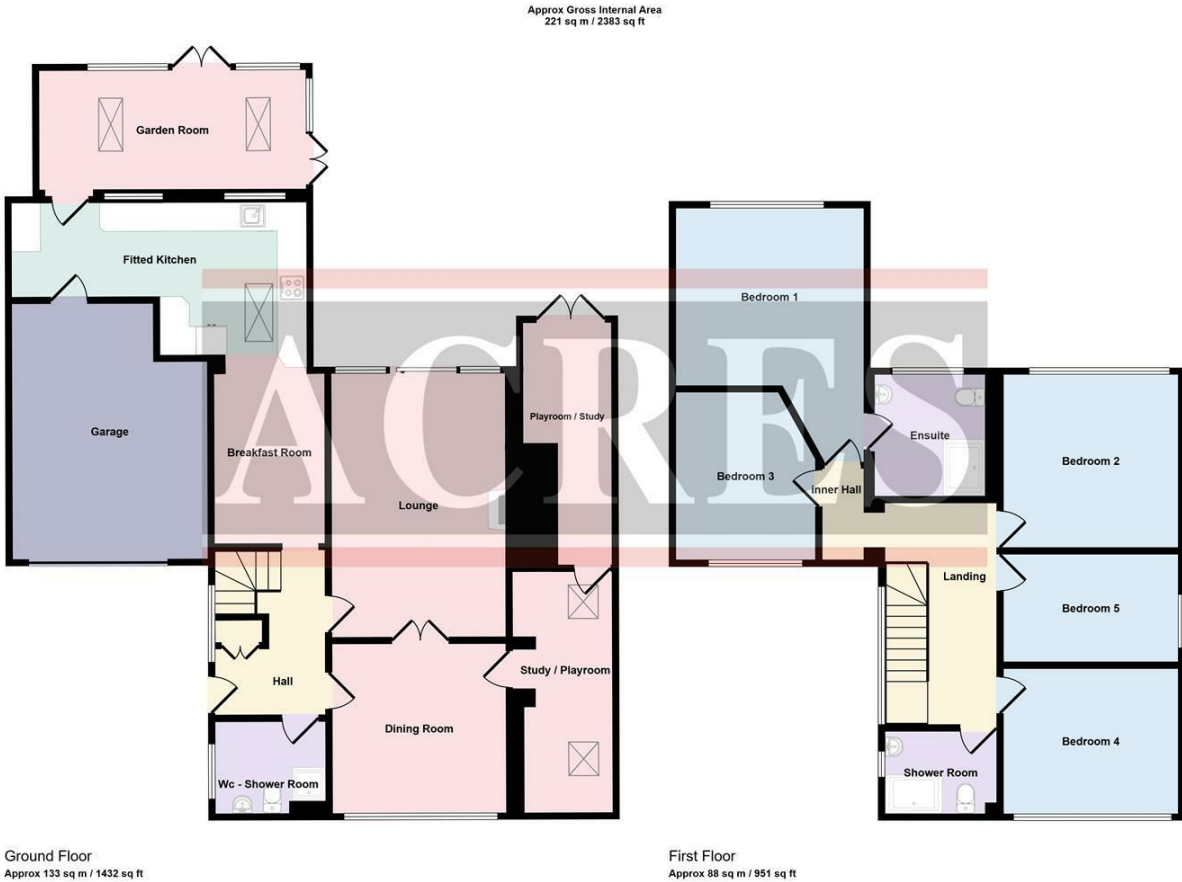
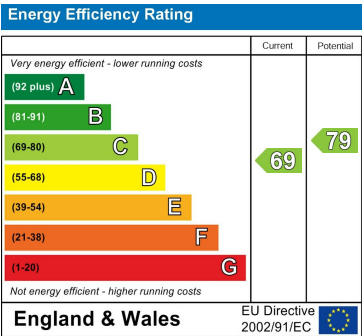
OUTSIDE: Paved patio area leading to a substantial, mainly lawned garden, interspersed with shrubs and bushes, enclosed by timber fencing.



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.