

ACRES

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- Substantial detached family home in a prime location
- Highly desirable setting close to Sutton Park, excellent schools, and local amenities
- Expansive and versatile living space arranged over two floors
- Spacious lounge and dining room
- Fitted kitchen with integrated appliances, and adjoining utility room
- Five double bedrooms, 2 with modern ensuite shower rooms
- Luxury family bathroom and ground floor WC
- Sweeping block paved in and out driveway providing ample parking
- Garage and separate outdoor office/6th bedroom with its own WC
- Large, landscaped rear garden with patio, pergola, allotment area, greenhouse, and summer house



CARNWATH ROAD, SUTTON COLDFIELD, B73 6JP - OFFERS AROUND £750,000

An exceptional and generously proportioned five bedroom detached family home, superbly situated in one of the area’s most sought after locations close to Sutton Park, excellent local schools, and a wealth of amenities. This impressive home offers expansive and versatile living space across two floors, including two reception rooms, a stunning, fully fitted kitchen with integrated appliances, utility room, multiple modern bathrooms and ensuites, and five well appointed bedrooms. Set behind a sweeping block paved in and out driveway, the property also boasts a beautifully landscaped rear garden with patio, pergola, orchard style area, summer house, and outdoor office, along with a garage. The property offers PVC double glazing and gas central heating (both where specified). This is a rare opportunity to acquire a substantial family home in a prime residential setting.

The property is approached via an impressive block paved in and out driveway, offering both convenience and a striking first impression. The sweeping design allows for easy entry and exit, with ample space to accommodate multiple vehicles. At the centre, a decorative landscaped feature is planted with a variety of shrubs and seasonal flowers, creating an attractive focal point that enhances the home’s kerb appeal. The generous frontage not only provides excellent parking facilities but also sets the tone for the space, style, and quality found throughout the rest of the property.

Porch: Composite front entrance door with windows to both sides, Karndean flooring, radiator, door to:

Hall: Obscure PVC double glazed door and side window, radiator, tiled flooring, stairs to landing, under stairs storage, and door to:

WC: Obscure PVC double glazed window to front, low flushing WC, hand wash basin set in vanity unit, chrome ladder style radiator.

Lounge: 21'06" x 12'03" PVC double glazed floor to ceiling bay windows and single French door to garden, column radiator, electric flame effect fire in floating style surround.

Dining Room: 14'01" x 11'06" PVC double glazed bay window to front, radiator, electric flame effect fire in floating style surround.

Kitchen: 20'07" max x 14'02" x 8'05" PVC double glazed window to rear, stainless steel one and a half bowl sink set in marble work surfaces with matching wall and base units, eye level double Neff oven, large five ring Neff induction hob with extractor hood over, integrated wine fridge, integrated Neff fridge, integrated Neff dishwasher.

Utility: 22'02" x 3'07" Stainless steel sink and drainer set in matching work surfaces with wall and base units, space for washing machine and tumble dryer, integrated freezer, door to bin store at the front and door to garden, tiled flooring.

Bin Store:

Landing: Loft access point, airing cupboard.

Bedroom One: 14'02" x 12'03" PVC double glazed window to rear, radiator, fitted wardrobes.

Ensuite: 10'00" x 7'09" Obscure PVC double glazed window to rear, half-tiled surround, large double walk in shower with rainfall shower head and single shower head, low flushing WC, his and hers hand wash basins set in floating vanity unit, all Hansgrohe fittings, two radiators, Karndean flooring. Electric heated mirror with USB port for toothbrush/ shaver ports

Bedroom Two: 9'11" x 9'01" PVC double glazed bay window to front, radiator, fitted wardrobes.

Bedroom Three: 13'08" x 11'06" PVC double glazed bay window to front, radiator.

Bedroom Four: 10'11" x 8'06" PVC double glazed window to rear, radiator.

Bedroom Five: 15'09" x 7'09" PVC double glazed bay window to front, radiator. and Karndean flooring

Ensuite: Modern white suite comprising shower with tiled surround, low flushing WC, hand wash basin set in vanity unit, all Hansgrohe fittings column radiator, electric remote skylight above with weather sensors. Karndean floors

Family Bathroom: 11'09" x 9'02" x 6'00" Obscure PVC double glazed window to side, modern white suite comprising panelled bath, enclosed corner shower, hand wash basin set in floating vanity unit, low flushing WC, tiled flooring, chrome effect ladder style radiator with timer, tiled splashbacks.

Garden: The rear garden is a true highlight of this home, offering a wonderful blend of space, style, and versatility. A generous, paved patio area extends directly from the house, providing the perfect spot for outdoor dining and entertaining, complete with a covered pergola for year round use including a switch for the outdoor lights. Steps lead down to a beautifully maintained lawn, bordered by established planting and mature shrubs, with a charming side section ideal for use as a vegetable or allotment area. A brick built raised planter adds further character, complemented by a greenhouse for keen gardeners. To one side of the garden, a collection of trees creates a delightful orchard style setting, while the far end of the garden is home to a well designed summer house. The space is fully enclosed by a combination of fencing, ensuring both privacy and security, making it an ideal retreat for families and those who love to entertain.

Summer House: Positioned at the far end of the garden, the summer house offers a versatile, light filled space that can be tailored to suit a variety of needs. Whether used as a peaceful home office, a carpeted creative studio, a playroom, or a relaxing garden retreat, this standalone structure benefits from ample natural light. Its location within the garden creates a sense of separation from the main home, offering privacy and tranquillity while still being conveniently close. This space perfectly complements the property’s generous outdoor offering and adds an extra layer of flexibility to modern family living.

Outdoor Office with WC: 11'05" x 5'02" PVC double glazed windows to rear and side, PVC double glazed patio doors to side, separate WC with low flushing WC and hand wash basin. This room can be utilized as a home office or potential 6th bedroom.

Garage: Double garage with opening doors to front, storage space, and door to garden. (please check the suitability for your own vehicle)

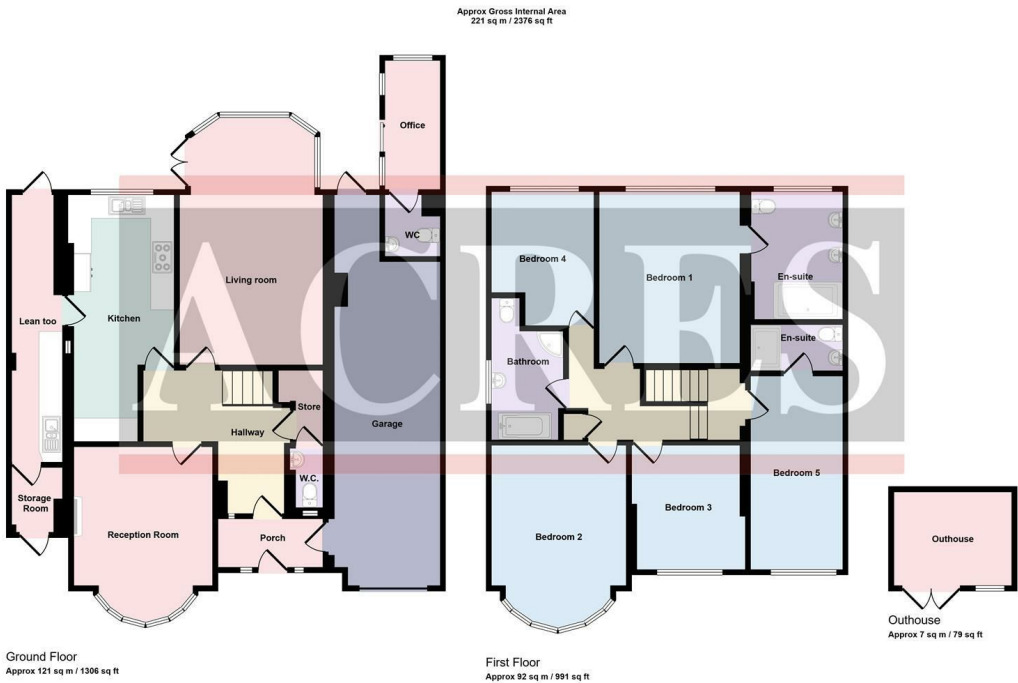


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		
	EU Directive 2002/91/EC	



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.

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.

