



ACRES
Collection



TAMWORTH ROAD, SUTTON COLDFIELD, B75 6DH
OFFERS IN THE REGION OF £800,000



Introducing this exceptional four bedroom detached family home, perfectly positioned on one of the area's most desirable residential roads. Set behind an impressive block paved in and out driveway, the property offers generous living accommodation, a stunning rear garden, and a versatile layout ideal for modern family life. With its blend of elegant reception rooms, large family kitchen with central island, and a light filled conservatory, this home combines comfort and style in equal measure. Conveniently located close to excellent schools, local amenities, and transport links, it represents a rare opportunity to secure a truly outstanding home in a sought after setting.

Porch: Stepping inside through a modern composite glass front entrance door, flanked by glazed side panels that fill the space with light. The porch is finished with tiled flooring and leads seamlessly into the main hall.

Hallway: The welcoming hallway features a classic wooden front entrance door with a central glazed panel, complemented by wooden flooring, a radiator, and a useful storage cupboard. From here, doors open to the principal reception rooms.



Lounge 16'11" x 15'10": A bright and inviting lounge, with a PVC double glazed window to the front and French doors leading into the conservatory. There is ample space for lounge furniture around a central focal point, making this an ideal space for family relaxation or entertaining.

Dining Room 16'1" (into window) x 11'2": Perfect for formal dining or family meals, this generous dining room benefits from a PVC double glazed window to the front and a charming bay window to the side. A radiator provides warmth, while the log effect flame fire adds a cosy touch.

Conservatory 15'5" x 10'7": Illuminated with natural light from PVC double glazed windows on all sides, the conservatory offers tranquil views over the garden. French doors open onto the patio, while wood effect laminate flooring and an electric radiator make this



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space enjoyable all year round.

Kitchen 16'5" x 12'11": The heart of the home this stylish and practical kitchen is fitted with a stainless steel 1½ bowl sink with drainer, roll top work surfaces, and an excellent range of matching base and wall units an eye level double oven, five ring stainless steel gas hob with extractor hood over, and integrated dishwasher. A central island provides both a convenient breakfast bar and extra storage. Finished with tiled splashbacks, tiled flooring, a radiator, and a PVC double-glazed window to the rear, this is a perfect family kitchen.

Office / Play Room 21'0" x 6'11": A versatile space with a PVC double glazed window to the front and skylight above, this generous room could serve as a home office, playroom, or practical boot room. It also includes a radiator and a handy storage cupboard.

Utility Room 11'3" x 7'0": Conveniently positioned with access to the rear garden via a half-glazed composite door, the utility room includes a stainless steel 1½ bowl sink, roll top work surfaces, and matching wall and base units. With plumbing for a washing machine, space for a tumble dryer, tiled flooring, and an electric radiator, it's designed with family living in mind.

Landing: The landing area benefits from two PVC double glazed windows to the front and side, providing plenty of natural light. Loft access is also available.

Bedroom One 12'4" max / 9'3" min x 11'9": A lovely principal bedroom featuring a PVC double glazed window overlooking the rear garden, a radiator, and two fitted wardrobes.

Ensuite 6'9" x 5'5": A modern ensuite comprising a white suite with a panelled bath and shower over, low flushing WC, and hand wash basin set into a vanity unit. With tiled walls, tiled flooring, and a chrome effect ladder radiator.

Bedroom Two 12'11" x 11'3": A generously sized double bedroom with dual aspect PVC double glazed windows to the front and side. There is



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





ample space for freestanding bedroom furniture and a radiator.

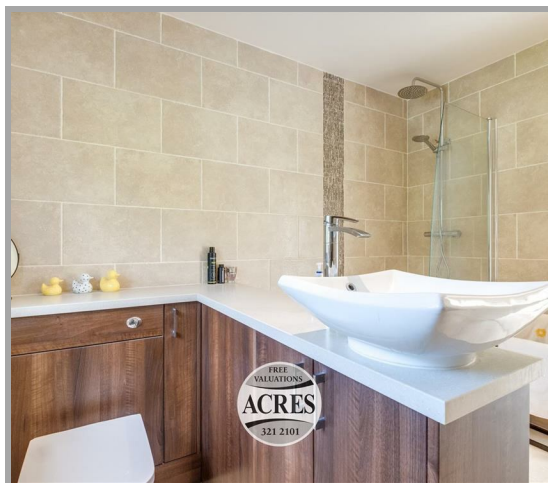
Bedroom Three 12'11" x 8'8": Another excellent double bedroom with PVC double glazed windows to both the rear and front, a radiator, and space for bedroom furniture.

Bedroom Four 9'8" x 7'9": A bright and comfortable bedroom with a PVC double glazed window to the rear, radiator, and space for freestanding furniture.

Family Bathroom 9'6" x 7'7": The family bathroom offers a contemporary white suite comprising a bath with shower over, low flushing WC, and wash basin set into a vanity unit. Fully tiled with a radiator and a PVC double glazed rear window.

Rear Garden: The rear garden is a true highlight to the property, beginning with an attractive arch style paved patio, perfect for outdoor dining, leading onto a large lawn bordered by mature shrubs for added privacy. A rockery feature adds character, and access is provided via the through garage.

Garage 18'4" x 8'5": The garage is fitted with two up and over doors, to the front and rear, creating a versatile through garage with excellent storage potential. (please check the suitability for your own vehicle)

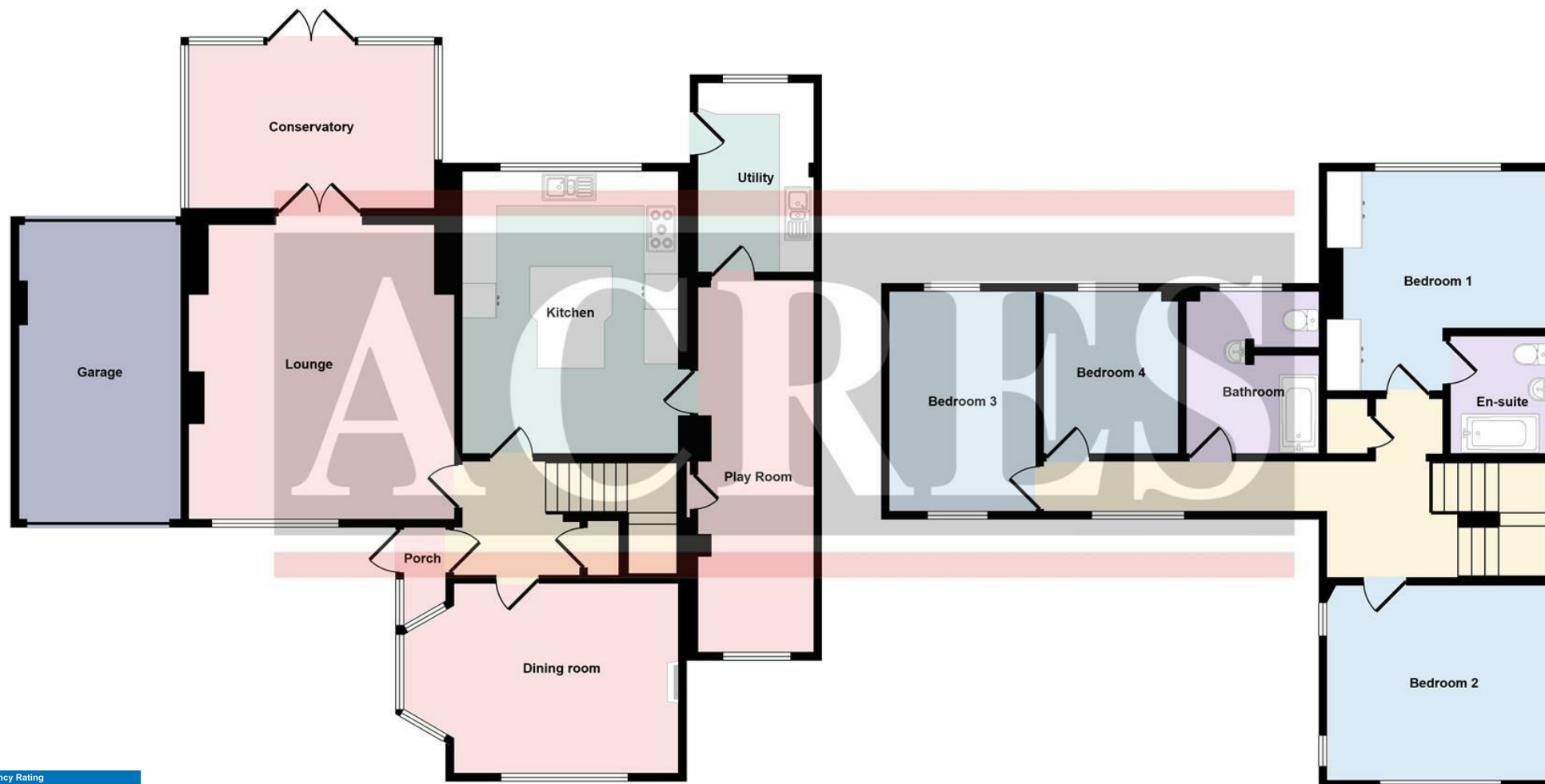


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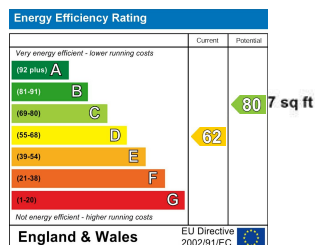
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Approx Gross Internal Area
193 sq m / 2076 sq ft



First Floor
Approx 71 sq m / 760 sq ft



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.