

ACRES

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- Spacious family home in a desirable residential area
- Tarmacked driveway
- Versatile playroom / home office
- Spacious Lounge
- Dining room with French doors to rear garden
- Stunning breakfast kitchen
- Separate salon / utility room plus guest WC
- Three well proportioned bedrooms
- Contemporary family bathroom
- Landscaped rear garden with patios, lawn, and den with conversion potential



STIRLING ROAD, SUTTON COLDFIELD, B73 6PS - £545,000

Set within a sought after residential location, this beautifully presented family home offers a perfect balance of style, comfort, and versatility. Approached via a private tarmacked driveway with a lawned fore garden, the property boasts a generous internal layout with multiple reception rooms, a stunning open plan breakfast kitchen, and a flexible home office or playroom. Finished to a high standard throughout, it provides three bedrooms including a contemporary family bathroom, and landscaped garden with an additional den offering potential for conversion. This property is ideal for modern family living, blending practicality with elegant design. Internal viewing is highly recommended.

Access is gained via a tarmacked driveway, enhanced by a block paved feature with a central design, and a lawned fore garden providing curb appeal.

Porch: PVC double glazed front door with windows to either side welcomes you in, offering a bright and inviting entrance.

Hallway: A decorative wooden front door featuring an obscure glazed panel at the centre. Half panelled walls, a column radiator, and wooden flooring create a sense of warmth and character, while stairs lead to the first floor and doors open to the main living spaces.

Playroom / Home Office 14'08" x 7'06": Perfect for family life or working from home, this versatile room enjoys a PVC double glazed window to the front, wooden flooring, and a radiator, making it both practical and stylish.

Lounge 16'03" (max) x 10'08" (max) / 9'00" (min): A stunning reception space with a PVC double glazed bay window to the front, complete with fitted shutters. At its heart sits a log effect, log burner style gas fire set on a tiled hearth with brick inset, the ideal focal point for cosy evenings. Wooden flooring flows throughout, and a radiator ensures year round comfort.

Dining Room 18'03" x 9'03": An elegant room for family gatherings or entertaining, with PVC double glazed French doors opening to the rear, flanked by panelled windows that flood the room with light. A column radiator adds a touch of contemporary style.

Breakfast Kitchen 18'00" (max) x 15'04" (max) / 7'05" (min) x 6'06" (min): The true heart of the home, this expansive kitchen boasts a PVC double glazed window and French doors to the rear, creating a seamless flow to the garden. A stainless steel sink and drainer is set into striking marble work surfaces, complemented by matching wall and base units. A Rangemaster oven with electric hob and extractor hood takes centre stage, while an integrated dishwasher, washing machine, and space for a fridge freezer make the kitchen highly functional. Additional highlights include a chrome effect ladder style radiator, tiled flooring, a decorative brick feature wall, and a Velux skylight over the seating area.

Salon / Utility Room 11'05" (max) x 7'10" (min) / 7'05" (max) x 4'03" (min): A practical space with an obscure PVC double glazed window and door to the side. With tiled flooring and generous proportions, it offers flexibility as a utility, salon, or multi-purpose room.

Guest WC: Conveniently located on the ground floor, fitted with a low flushing WC, hand wash basin with tiled splashback, and tiled flooring.

Landing: PVC double glazed window to the side, loft access, and leads to the bedrooms and bathroom.

Bedroom 1 15'03" into bay x 10'08": A superb principal bedroom with a PVC double glazed bay window to the front, radiator, and ample space for freestanding bedroom furniture.

Bedroom 2 11'11" x 9'03": Positioned at the rear, this bright bedroom benefits from a PVC double glazed window, radiator, and generous proportions for freestanding furniture.

Bedroom 3 11'06" (max) x 5'11" (min) / 10'01": A flexible double room with dual aspect PVC double glazed windows to the front and rear, plus a radiator.

Family Bathroom 9'03" x 7'10": A beautifully designed, contemporary bathroom with an obscure PVC double glazed window to the rear. The suite comprises a large walk in shower with rainfall effect showerhead, freestanding bath, low flushing WC, and hand wash basin set in a floating vanity unit. Additional features include tiled flooring, a chrome ladder style radiator, and two Velux skylights flooding the space with natural light.

Garden: The rear garden is perfect for outdoor living, with a paved patio area leading directly from the kitchen ideal for al fresco dining. Beyond lies a lawned garden bordered with mature trees and shrubs for privacy. A second paved patio at the far end provides a more secluded retreat, adjacent to a den that offers exciting potential as a home office or additional storage, with scope for 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 : D

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		
England & Wales	EU Directive 2002/91/EC	



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.