



ACRES
Collection



MAYFIELD ROAD, SUTTON COLDFIELD, B73 5QL
OFFERS AROUND £750,000



Set in a delightful tree lined road, within a central sought-after location, this imposing, Freehold semi detached family residence offers generous accommodation arranged over three floors. The property lies just a few hundred metres from Boldmere Shopping Centre, where a wide range of restaurants, cafés and local facilities can be enjoyed. Excellent transport links are close by, including the Cross-City rail line and regular bus services, and the home is served by well regarded schooling for all ages.

Occupying a mature plot, the home combines charm and character with tasteful improvements and benefits from PVC double glazing and gas central heating (where specified), EV car charger and burglar alarm installed.

The property entered via an enclosed porch which opens to a welcoming reception hall leading to a spacious lounge featuring a stove style fire and a further day room/snug providing a versatile second reception area. A comprehensively fitted breakfast kitchen is equipped with a range of integrated appliances and gives access to the utility room, while a ground floor guest WC/shower room completes this level.

To the first floor there are four well proportioned bedrooms together with an attractive period style bathroom fitted with a white suite, whilst the second floor provides two further rooms, the principal bedroom having fitted wardrobes and an ensuite shower room and the sixth bedroom offering excellent scope for use as a home office if preferred.



Externally, the property enjoys a landscaped south west facing rear garden with a feature porcelain tiled patio, perfect for outdoor entertaining, and also benefits from a useful garage style storeroom. Internal inspection is highly recommended to appreciate the size, character and quality of this superb family home.

Set back from the roadway behind a block paved twin car driveway, access is gained via a multi locking feature front door with double glazed inset, opening to:

FULLY ENCLOSED PORCH: PVC double glazed window to front. Period style front door with obscure lead

WELCOMING RECEPTION HALL: Obscure leaded light window to front with coloured glass insets, being double-glazed, feature Minton tiled floor,



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double radiator.

LOUNGE: 15'8" max / 11'9" min x 14'0" max / 13'2" min: PVC double glazed bay window to front, radiator, coal effect living flame gas fire and coal effect living flame stove style gas fire set on a slate hearth with timber beam over.

FAMILY ROOM / SNUG: 17'1" x 11'8" max / 10'5" min: PVC double glazed windows with central double glazed French door to garden set into an arched recess, there is a pewter fire surround with central open basket set on a slate hearth with mantle over, double radiator.

FITTED BREAKFAST KITCHEN: 23'4" x 12'0" max / 9'1" min: PVC double glazed window to rear, one and a half bowl sink unit set into sweeping onyx style work surfaces having a comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher and fridge, elevated stainless steel oven having separate grill, fitted gas hob, tiled splashback and subfloor.

BREAKFAST AREA: Obscure coloured glass window and door to side, double radiator, space for table, tiled floor.

UTILITY ROOM: 13'1" x 6'9": Double glazed clear glass roof, Belfast sink, fitted wall and base units with rolled edge work surfaces, recess for washing machine and dryer, radiator, space for fridge freezer, passageway with part double glazed PVC door to rear garden.

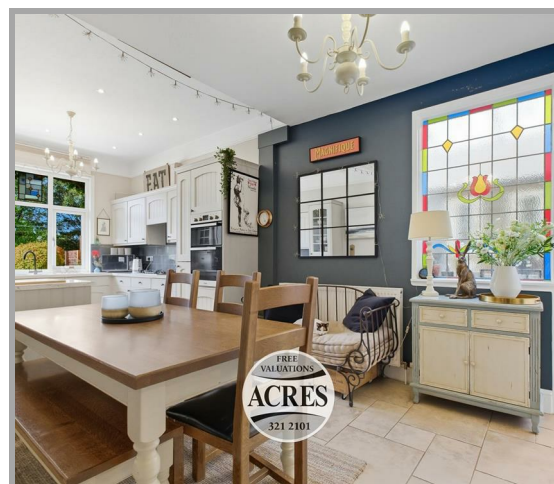
GROUND FLOOR SHOWER ROOM GUESTS WC: PVC double glazed obscure window to rear, matching white suite comprising low flushing WC, vanity wash hand basin with base unit beneath, walk in shower with glazed splash screens, tiled splashbacks and floor, chrome ladder style radiator.

RETURN STAIRS TO FIRST FLOOR LANDING

BEDROOM TWO: 15'10" max / 12'0" min x 13'7": PVC double glazed bay window to front, double radiator.

BEDROOM THREE: 10'0" x 9'8": PVC double glazed window to rear, double radiator.

BEDROOM FOUR: 11'8" max / 10'8" min x 10'5": PVC double glazed window to rear, double radiator.



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: E





BEDROOM FIVE: 11'1" x 7'8" max / 6'8": min PVC double glazed window to front, radiator.

FAMILY BATHROOM: PVC double glazed obscure window to side, matching well appointed feature white suite comprising bath, wide vanity wash hand basin with double base unit beneath, low flushing WC, enclosed shower cubicle with glazed splash screen, period style tiled splashbacks and floor, chrome ladder style radiator.

STAIRS TO SECOND FLOOR LANDING

BEDROOM ONE: 15'9" max / 13'1" min x 11'6": PVC double glazed window to rear, double radiator, single and three double fitted wardrobes to full width.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with double base unit beneath, low flushing WC, complementary tiled splashbacks and floor, chrome ladder style radiator.

BEDROOM SIX / STUDY: 17'0" max / 8'8" min x 8'10" max / 5'9": min Two double glazed Velux windows to front, double radiator, low level door giving access to a useful deep area set into eaves.

GARAGE-STYLE STORE: 10'0" x 7'0" Door to utility room.

OUTSIDE: Porcelain tiled wide patio to a lawned rear garden having shaped borders with mature shrubs and bushes, timber fencing, flower beds and two timber sheds, South west facing and very secure.



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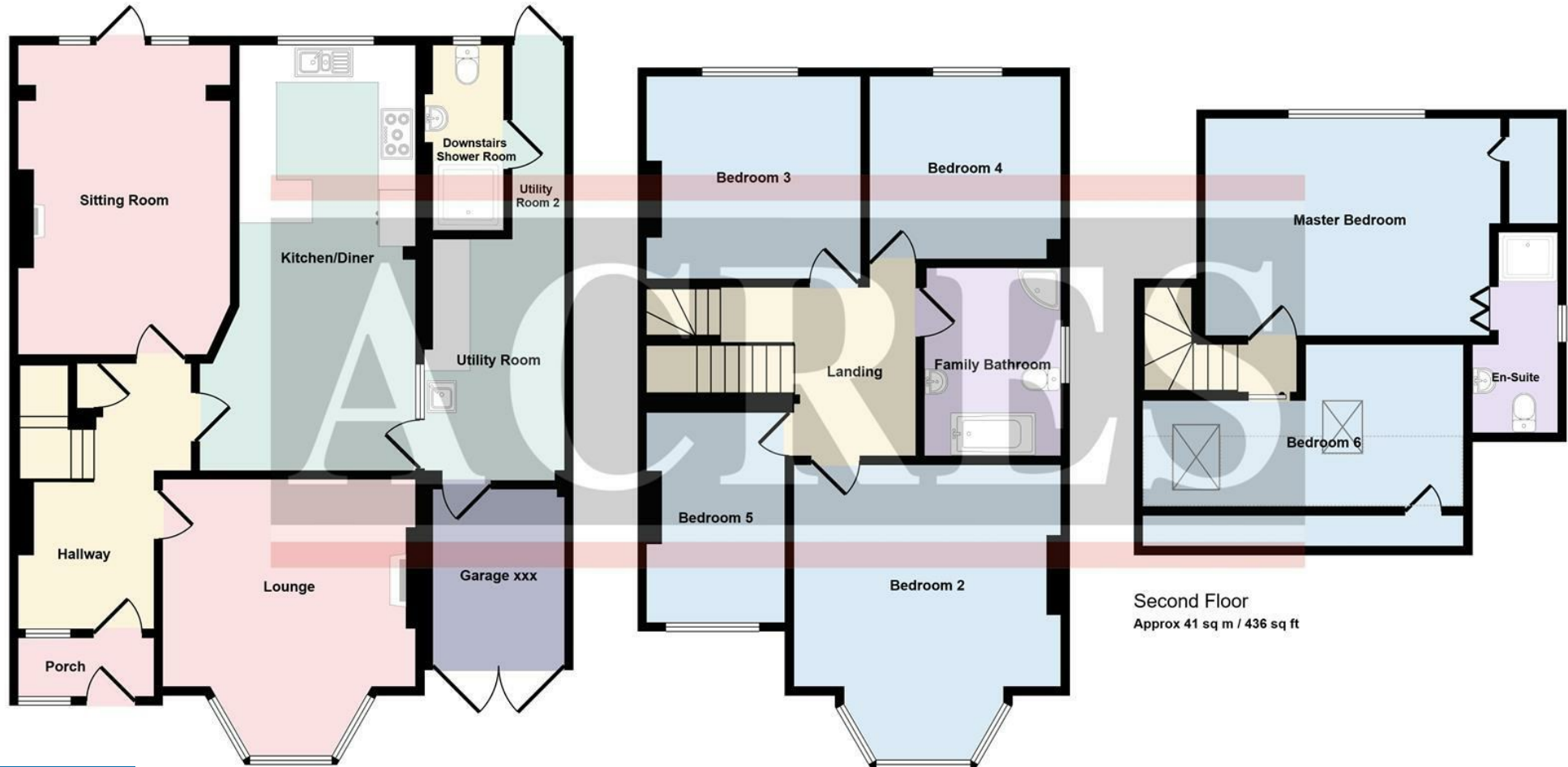


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Approx Gross Internal Area
201 sq m / 2161 sq ft



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	

8206 sq ft

below 1.5m

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.