

ACRES

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- Block paved driveway with parking for multiple cars
- Welcoming porch and hallway with original parquet flooring
- Two generous reception rooms plus a large conservatory / sunroom
- Spacious breakfast kitchen with island
- Downstairs WC and family bathroom
- Four well proportioned bedrooms
- Generous rear garden
- Versatile garden den
- Close to schools, local amenities, transport links and Sutton Park
- Internal viewing is recommended.



CHESTER ROAD, SUTTON COLDFIELD, B73 5BL - OFFERS AROUND £500,000

This well presented semi detached home benefits from PVC double glazed windows and gas central heating (where specified) and is ideal for modern family living. Positioned close to local amenities, well regarded schools, transport links, and within easy reach of Sutton Park. This property offers generous and flexible accommodation throughout including lounge, sitting room, conservatory, breakfast kitchen, WC, four bedrooms, family bathroom and ensuite a superb garden den, garden and ample driveway for multiple vehicles.

Accessed via a block paved driveway providing parking for multiple vehicles, leading to:

Porch: PVC double glazed entrance door with windows to the front and side, tiled flooring.

Hallway: Stylish wooden front door with part obscure window to the centre and wooden single glazed obscure windows to either side. Column radiator, original parquet flooring, door to understairs cupboard and door to downstairs WC.

Lounge 16'06" (into window) x 12'11" max / 11'09" min: PVC double glazed bay window to the front, two column radiators, gas living flame effect fire set in a marble hearth with brick style inset.

Sitting Room 12'11" x 11'11" max / 10'09" min: PVC double glazed patio doors leading to the conservatory, column radiator.

Conservatory / Sunroom 16'01" x 14'00": PVC double glazed French doors to the rear garden, PVC double glazed windows to the sides and rear, two radiators, decorative concrete tiled flooring.

Breakfast Kitchen 17'05" max / 10'09" min x 15'10": PVC double glazed French doors to the rear garden, PVC double glazed window to rear. Fitted with a range of matching base and wall units with drawers, marble effect work surfaces and matching upstands, 1.5 bowl sink and drainer set in marble work surface, matching island unit with breakfast bar, four ring electric hob with extractor hood over, integrated wine fridge, integrated washing machine, dishwasher and tumble dryer, space for freestanding American style fridge/freezer, tiled flooring, radiator.

Downstairs WC: Low flushing WC, hand wash basin with tiled splashback.

Landing: Access to loft.

Bedroom One 16'04" x 9'09": PVC double glazed bay window to the front, built in wardrobes, radiator.

Bedroom Two 9'05" x 8'00" x 16'03": Two PVC double glazed windows to the front, radiator, space for freestanding bedroom furniture.

En-Suite: Enclosed shower cubicle, low flushing WC, glass hand wash basin, tiled surround and tiled flooring.

Bedroom Three 12'11" x 11'10" max / 10'09" min: PVC double glazed window to the rear, radiator, decorative feature fireplace with brick style inset.

Bedroom Four 9'00" x 7'04": PVC double glazed French doors opening onto a Juliet balcony to the rear, radiator.

Family Bathroom: Corner panelled bath, low flushing WC, hand wash basin, tiled surround and flooring, PVC double glazed window to the rear, chrome effect radiator.

Rear Garden: A generous rear garden featuring a paved patio area ideal for outdoor seating, a large lawned area with a paved central path leading to the den, and an additional section to the rear for further storage or extended garden use.

Garden Den 15'02" x 14'09": PVC double glazed door and window overlooking the garden, electric points, wooden bar to corner, log burner style fire. Ideal as a home office, games room, or additional living space.

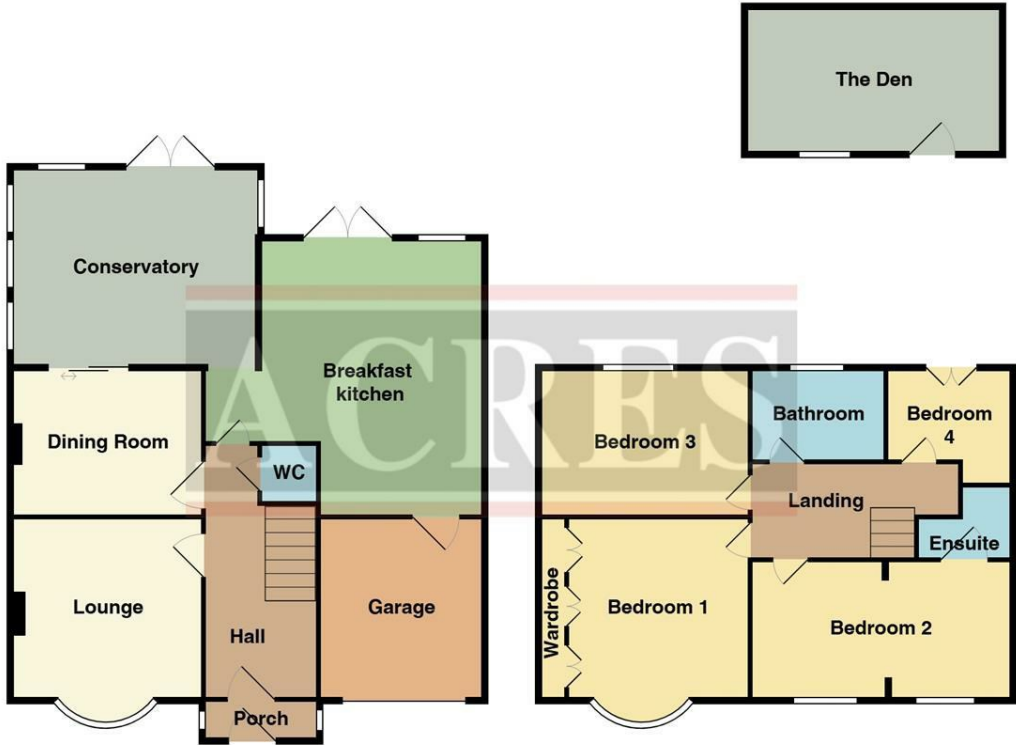
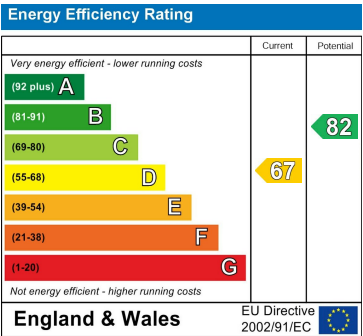
Garage: Up and over garage door with extra storage space. (please check the suitability for your own vehicle)



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 : D

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.

