

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Paved driveway with parking for two cars
- Welcoming porch
- Spacious lounge
- Open plan breakfast kitchen
- Utility room, Guest Cloakroom
- Three well proportioned bedrooms
- Family bathroom
- Rear garden and Garage
- No Chain
- Close to local amenities, transport links and Sutton Park



HALTON ROAD, SUTTON COLDFIELD, B73 6NZ - £430,000

Set behind a paved driveway with parking for two vehicles and a neatly lawned fore garden bordered by mature shrubs. This well presented family home offers bright and generously proportioned living spaces throughout. The property benefits from PVC double glazed windows and gas central heating (both where specified), with a rear garden ideal for outdoor entertaining. Conveniently located close to local shops, schools, transport links, and Sutton Park. This home combines practicality with comfort for modern family living.

PORCH: PVC double glazed door with matching windows to front and side, tiled flooring.

HALLWAY: Stylish front door with part obscure panel window to centre, radiator with decorative cover, tiled flooring, and stairs to the first floor.

LOUNGE: 19'07" (into bay) x 10'10": Bright and spacious living area with PVC double glazed bay window to front and column radiator.

BREAKFAST KITCHEN: Two PVC double-glazed French doors opening to the rear garden with additional windows to each side. Fitted with stainless-steel sink and drainer set into roll-top work surfaces with matching base units and drawers, integrated oven and hob with extractor hood, tiled splashbacks, tiled flooring, breakfast bar, two radiators, and access to understairs cupboard.

UTILITY ROOM: 12'06" max x 7'05" min x 11'00": Wooden double glazed door and window to rear, column radiator.

GROUND FLOOR WC: Low flushing WC, hand wash basin, and chrome style radiator.

LANDING: PVC double glazed obscure window to side elevation.

BEDROOM ONE: 15'05" (into bay) x 10'11": Spacious double bedroom with PVC double glazed bay window to front and column radiator.

BEDROOM TWO: 14'07" x 10'11": Generous second bedroom with PVC double glazed window to rear and column radiator.

BEDROOM THREE: 9'08" x 8'08": Dual aspect bedroom with alcove window to front and PVC double glazed window to rear, column radiator.

FAMILY BATHROOM: Fitted with white panelled bath and shower over, low flushing WC, hand wash basin, chrome style radiator, and obscure PVC double glazed windows to rear and side.

REAR GARDEN: A lawned garden bordered by mature shrubs, bushes, and trees, complemented by a brick paved patio area perfect for seating and outdoor dining.

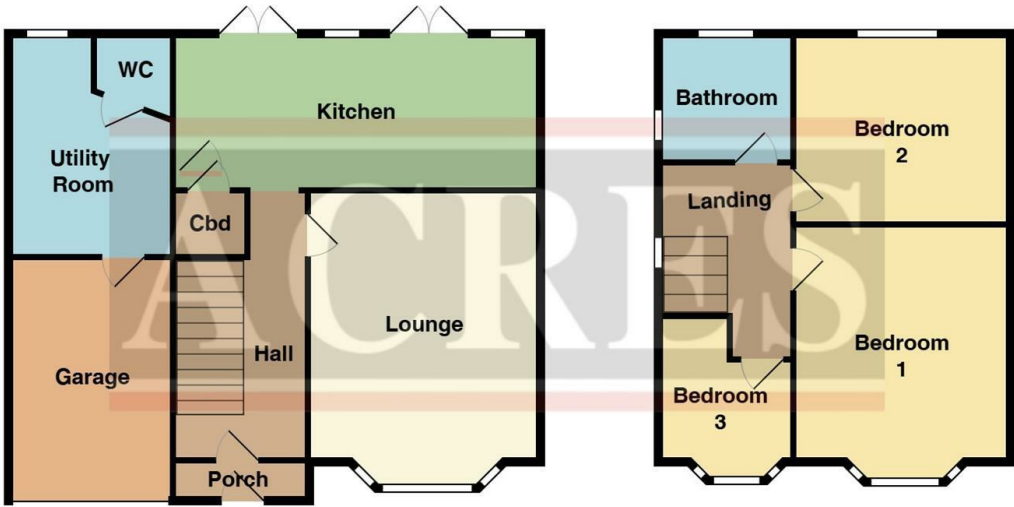
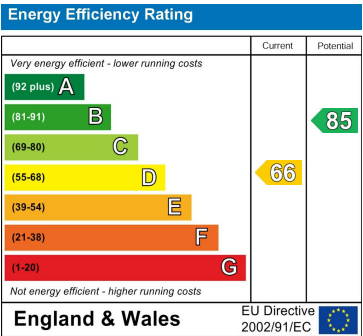
GARAGE: With up and over door, offering additional storage space.



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.