

ACRES

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- Well presented family home in a sought after Sutton Coldfield location
- Tarmac driveway
- Spacious lounge and dining area
- Fitted kitchen
- Conservatory
- Three well proportioned bedrooms
- Family bathroom & Guest WC
- Generous wrap around rear garden
- Close to local schools, transport links, and amenities
- No Onward Chain



HONEYBORNE ROAD, SUTTON COLDFIELD, B75 6BN - £440,000

Situated in a highly sought after residential area of Sutton Coldfield, this well presented family home offers spacious and well planned accommodation throughout. The property benefits from a driveway, garage, and a private wrap around garden, perfectly suited for modern family living. Located close to local schools, amenities, and excellent transport links, this home combines practicality with comfort in a desirable setting. The property is also offered with no chain.

PORCH: Accessed via a paved path leading from the driveway, the porch features a PVC double glazed entrance door with matching windows to the front and side, providing a bright and welcoming entry point to the home.

HALLWAY: Entered through an obscure PVC double glazed door with side window, the hallway includes a radiator, stairs to the first floor landing, and doors leading to the ground floor accommodation, creating an inviting flow throughout the home.

GUEST WC: Fitted with a low flushing WC and benefitting from an obscure PVC double glazed window to the side, this convenient ground floor cloakroom also provides access to the side of the property.

KITCHEN: 11'08" x 7'10": A bright and well appointed kitchen with a PVC double glazed window overlooking the rear garden and a door to the side. The room is fitted with matching base and wall units complemented by roll top work surfaces, a stainless steel sink and drainer, integrated oven, four ring gas hob with extractor, integrated fridge and freezer, and space for a washing machine. Finished with tiled flooring, this is a practical and stylish space ideal for family use.

LOUGE / DINING ROOM: 18'04" max x 10'10" min x 17'09" max x 9'11" min: A generous and versatile living space featuring a PVC double glazed window to the front and patio doors leading to the conservatory. The room offers two radiators, an electric coal effect fire with marble hearth and inset, and ample space for both relaxing and dining areas, making it the perfect hub of the home.

CONSERVATORY: Enjoying PVC double glazed windows to the side and rear and patio doors opening onto the garden, the conservatory provides an excellent additional living area, ideal for enjoying views of the private garden all year round.

FIRST FLOOR LANDING: With an obscure PVC double glazed window to the front, built in cupboard, and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE: 14'05" x 8'09": A spacious main bedroom featuring a PVC double glazed window to the rear and radiator, offering a peaceful retreat overlooking the garden.

BEDROOM TWO: 11'06" x 11'01": Another generous double bedroom with a PVC double glazed window to the rear and radiator, ideal as a guest room or children's bedroom.

BEDROOM THREE: 11'05" x 5'07": A comfortable third bedroom featuring a PVC double glazed window to the rear and radiator, perfect for use as a nursery, study, or home office.

BATHROOM: Fitted with a modern white suite comprising a panelled bath, low flushing WC, and wash hand basin with half tiled surround. The room also features an obscure PVC double glazed window to the front, laminate flooring, and a chrome effect ladder style radiator.

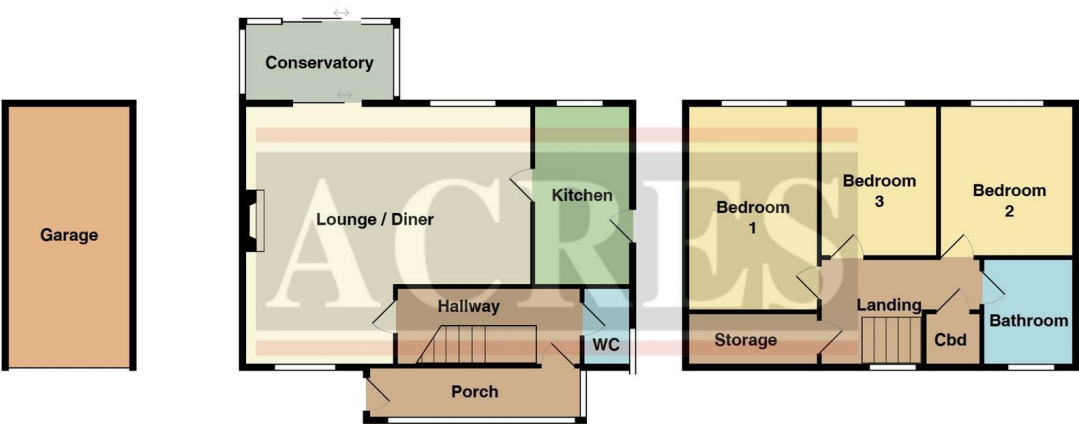
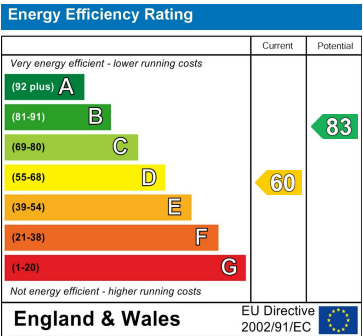
REAR GARDEN: A particularly attractive and private wrap around garden, offering a paved patio area perfect for outdoor seating and entertaining. The garden is mainly laid to lawn with mature conifer borders providing excellent privacy, and there is an option for a decorative pond.



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 : E

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.