

ACRES

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- Beautiful period semi detached home
- Spacious open plan kitchen and dining area
- Elegant lounge
- Four well proportioned bedrooms plus separate dressing area to Bedroom One
- Downstairs bathroom
- Additional modern shower room to the first floor
- Driveway and garage
- Large rear garden
- Cellar, offering excellent storage
- Close to local amenities, schools and transport links



HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QE - £575,000

This beautifully presented period semi detached residence perfectly blends original character features with stylish modern living. Situated in a desirable and convenient location, the property is within easy reach of local amenities, well regarded schools, and excellent transport links. Retaining much of its original charm including decorative fireplaces, sash windows, and high ceilings. This elegant home offers spacious accommodation across two floors, with the added benefit of a cellar, garage, and generous rear garden.

Accessed via a paved driveway with brick walls to both sides, leading to:-

HALL: A decorative wooden front door with arched style window above. The hall features a period style radiator, tiled flooring, and stairs to the first floor landing. There is a door leading down to the cellar and further doors to:

LOUNGE: 13'04" x 11'10": A charming and characterful room with a double glazed bay window to the front, complete with fitted shutters. Features include a period style radiator, coal effect gas fire set on a marble hearth with decorative surround, and wooden flooring, creating a warm and elegant living space.

OPEN PLAN KITCHEN / DINER: 24'05" max x 21'00" min x 18'00": A stunning family and entertaining space, with PVC double glazed bi folding doors opening to the side and rear gardens, allowing natural light to flood in. Fitted with a range of base and wall units with wood effect work surfaces, inset sink and drainer within a central island offering a breakfast bar area. Integrated appliances include a double eye level oven, four ring electric hob with extractor hood over, dishwasher, bins, and space for an American style fridge freezer. The room also benefits from column radiators, a decorative fire surround in the family area, tiled flooring, and a skylight to the dining space, providing an airy and inviting atmosphere.

INNER LOBBY: With wooden door to the side and tiled flooring.

DOWNSTAIRS BATHROOM: Featuring an obscure single glazed window to the side, fitted with a white suite comprising a low flushing WC, hand wash basin, and a freestanding roll top bath. Finished with a radiator and tiled flooring for a classic period feel.

LANDING: With loft access point, skylight, and doors leading to:

BEDROOM ONE: 11'11" x 11'06": A spacious double bedroom with a single glazed sash window to the front, radiator, ornate decorative style fireplace, and wooden flooring. Door leading to:

DRESSING AREA: 12'01" x 8'03": Featuring a single glazed sash window to the front, wooden flooring, radiator, and double fitted wardrobes, providing excellent storage.

BEDROOM TWO: 10'11" x 10'01": With PVC double glazed window to the rear, radiator with cover, and wooden flooring.

BEROOM THREE: 13'04" x 9'05" (8'02" min): A generous double bedroom with PVC double glazed window to the side, radiator, wooden flooring, and an ornate decorative feature fireplace.

BEDROOM FOUR: 7'10" x 6'05": With single glazed sash window to the front and radiator.

SHOWER ROOM: Comprising an enclosed corner shower, low flushing WC, hand wash basin, tiled flooring, tiled walls, and a chrome effect ladder style radiator.

GARAGE: With double opening doors to the front and rear, providing versatile access and additional storage options. (please check the suitability for your own vehicle)

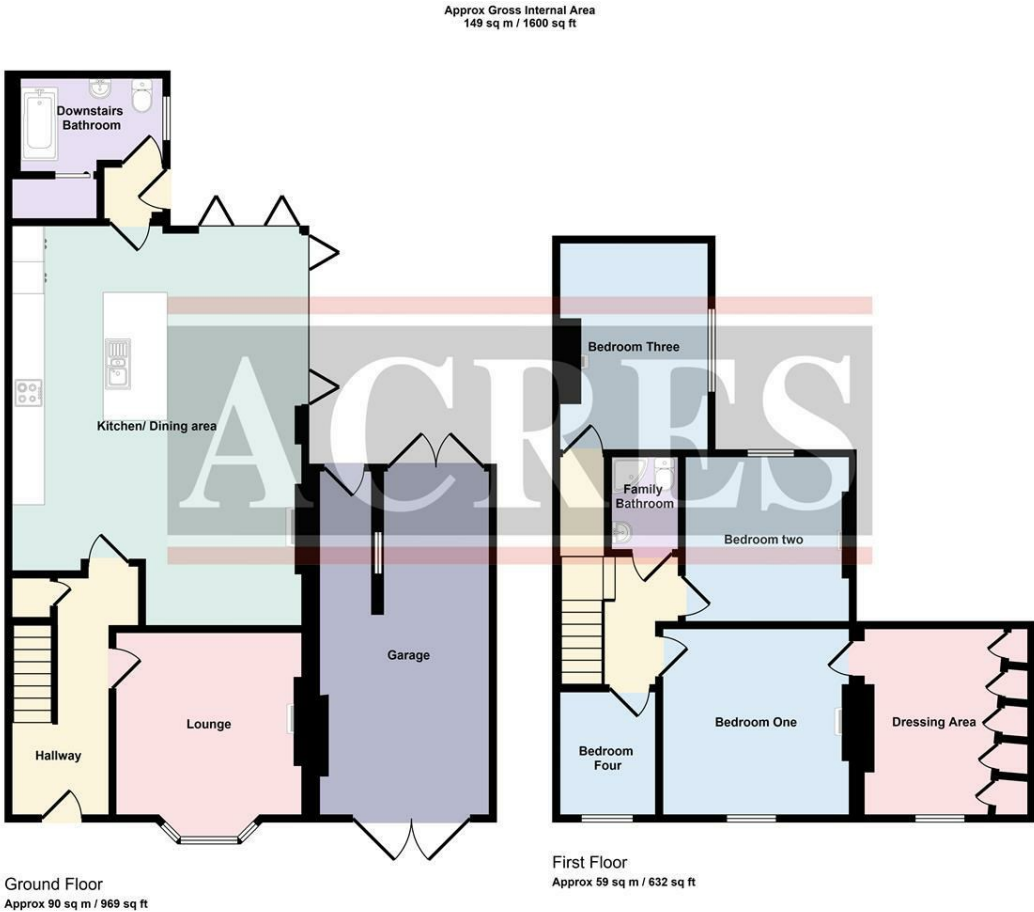
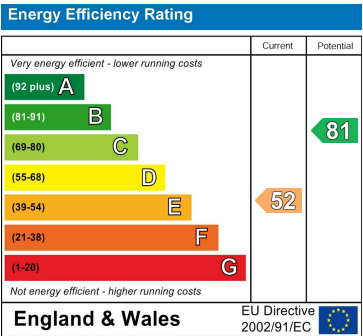
GARDEN: A delightful rear garden offering a paved patio area ideal for outdoor seating and entertaining, leading to a large lawned garden bordered by mature trees and shrubs. Three outhouses provide excellent storage space and potential for further use.



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 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.