

ACRES

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www.acres.co.uk



- Spacious traditional family home set over three floors
- Two generous reception rooms
- Extended breakfast kitchen
- Ground floor WC and separate utility/lean-to
- Four Bedrooms
- Family bathroom and separate WC
- Attractive private rear garden
- Driveway and garage with EV charging point
- Prime Boldmere Location
- Viewing highly recommended to appreciate size, and character



SUNNYBANK ROAD, SUTTON COLDFIELD, B73 5RE - £550,000

Situated in the heart of Boldmere, this characterful family home offers spacious accommodation arranged over three floors, perfectly blending traditional features. Ideally positioned just a short stroll from Boldmere High Street, the property enjoys easy access to an excellent range of local shops, cafés and restaurants, as well as nearby train stations providing direct links into Birmingham City Centre. Well regarded schools and popular transport routes are all within close proximity, making this an exceptional choice for families seeking a home in one of Sutton Coldfield's most desirable locations.

Accessed via a paved driveway and lawned fore garden with a brick boundary to the front and leading to:

PORCH: An extended porch with single glazed door to front and double glazed windows to both sides, tiled flooring.

HALL: Original single glazed door with stained glass inset and decorative design, single glazed stained glass windows to both sides, radiator, solid oak flooring, stairs to landing, and doors leading to:

DINING ROOM: (14'08" into windows max / 11'11" min x 13'06" max / 12'03" min) Original single glazed bay window to front with stained glass insets above, radiator, gas coal effect fire set on marble hearth and inset with wooden surround.

LOUNGE: (15'06" into bay max / 12'05" min x 12'05" max / 11'03" min) Original double glazed bay window to rear with single glazed french door to centre, radiator, gas coal effect fire with tiled hearth, decorative tiled inset, and wooden surround.

WC: Low flushing WC, hand wash basin with tiled splashback, tiled flooring, and door to under stairs cupboard.

BREAKFAST KITCHEN: (17'06" x 9'01") Double glazed bay window to rear and additional double glazed window to rear, stainless steel 1.5 bowl sink set in quartz work surfaces with inset drainer grooves, matching base and wall units with drawers, integrated NEFF double oven, NEFF electric hob with extractor hood over, integrated dishwasher, larder fridge, and bins. laminate flooring, part quartz splashbacks, and radiator.

LEAN-TO: (26'01" x 6'05") Single glazed window to rear, double glazed composite door to rear, double opening doors to front, door leading to garage, stainless steel sink and drainer set in roll top surfaces with space for freestanding washing machine and tumble dryer.

FIRST FLOOR LANDING: Original single glazed window to side with stained glass detail, doors leading to rooms and stairs to second floor.

BEDROOM ONE: (15'06" into window x 10'04" to wardrobes) Double glazed bay window to front with stained glass detail above, radiator, fitted triple wardrobes.

BEDROOM TWO: (12'07" max / 11'05" min x 12'04") Single glazed window to rear and radiator.

BEDROOM FOUR: (8'06" x 7'03") Double glazed bay window to front and radiator.

BATHROOM: Obscure single glazed window to rear, large walk-in shower, hand wash basin set in vanity unit, tiled surround and flooring, chrome effect ladder-style radiator, and door to airing cupboard.

SEPARATE WC: Single glazed window to side, low flushing WC, and tiled flooring.

SECOND FLOOR LANDING: PVC double glazed window to side and door leading to:

BEDROOM THREE: (15'08" x 13'01" max / 10'07" min) PVC double glazed dormer window to side, double glazed skylight to rear, two radiators, access to loft storage.

OUTSIDE: Rear garden with a paved patio area and lawned section bordered by shrubs and bushes, fencing to both sides, brick shelter to rear, and greenhouse.

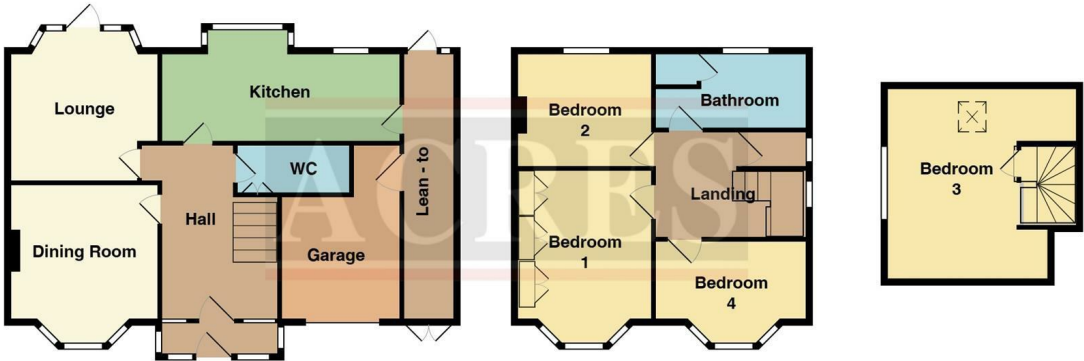
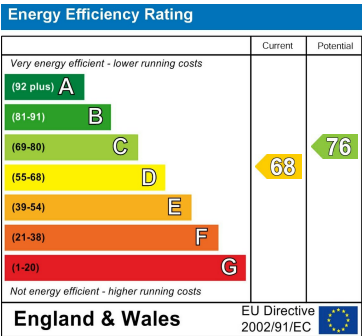
GARAGE: (15'10" x 8'03") Single glazed window to side, up-and-over garage door, and EV charging point.



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.