



- A wonderful detached residence, set in a cul-de-sac
- Enclosed porch, entrance hall and guests cloakroom
- Extended lounge/dining room
- Snug/sitting room
- Modern styled grey toned kitchen and laundry
- Three spacious double bedrooms
- Bathroom with white suite and separate W.C.
- There is also an excellent fitted loft space that is decorated and furnished | (offering lots of possibilities)
- Well tended rear garden
- Deep fore garden with parking and access to Garage front



**HONEYBORNE ROAD, SUTTON COLDFIELD, B75 6BN - OFFERS AROUND £500,000**

Access is via: A deep fore garden with bordered lawn, brick blocked off road parking, access to garage front

ENCOSED PORCH A large porch with double glazed panels to front and side, double glazed door, leading to timber and stained glass reception door, double glazed panels to either side

HALLWAY A welcoming entrance with coving to ceiling, radiator, staircase to first floor, half door into under stairs storage cupboard, doors into:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin with tiled splash back, coving and spotlights to ceiling, double glazed patterned window, radiator

LOUNGE/DINING ROOM 31'00" x 11'10" max Having a double glazed window to front, coving to ceiling, radiator, two double glazed leaded light stained glass windows to side, ornate archway, wall light points, classically styled fire surround with marblesque back and hearth, fitted living flame effect fire, double glazed patio doors to rear garden, radiator

SITTING/BREAKFAST ROOM 15'8" x 9'7" Having a double glazed window and door to side, coving to ceiling, radiator and open access to:

KITCHEN 12'7" x 6'11" A comprehensive fitted kitchen with a range of grey modern styled toned units with drawer, base and eye level cupboards and appliances including pyrolytic main oven, combination microwave oven, integrated dishwasher, fridge freezer, four ring induction hob with glazed splashback and extractor hood over, stainless steel one and half bowl sink and drainer under the double glazed rear window, work surface with matching upstands, flexible spotlights to ceiling, door into:

UTILITY Fitted to compliment the kitchen with base and storage cupboard, large built in cupboard housing wall mounted gas central heating boiler, space and plumbing for washing machine, space for dryer, stainless steel sink and drainer, radiator, spotlights to ceiling, work surface and matching upstands, double glazed window and door out to garden

FIRST FLOOR LANDING Having access to loft space via a pull down ladder, patterned window, radiator, doors into:

MASTER BEDROOM 13'7" x 11'4" min 13'7" max Having double glazed window to front, two double glazed patterned windows to side, coving to ceiling, plus a range of fitted furniture to include three double wardrobes, chest of drawers, storage and vanity unit

BEDROOM TWO 10'0" x 10'10" min 12'8" max into wardrobes Having double glazed window to front, radiator, fitted double wardrobes with drawer and storage units

BEDROOM THREE 13'8" x 9'1" An third excellent double bedroom, double glazed window to rear overlooking the garden, radiator, coving to ceiling

BATHROOM A lovely modern styled bathroom with a white suite, including panelled bath, wash hand basin set into a vanity unit, shower cubicle with overhead shower and rinser aid, grey toned tiling to part walls, pressurised hot water system, shaver socket

SEPARATE WC Having a white close coupled WC, wash hand basin set into a vanity unit, radiator, tiling to part walls, spotlights to ceiling, double glazed patterned window

LOFT 20'00" X 8'9" Having three Velux windows to rear, radiator, doors into under eaves storage, Currently used as an office to include a desk and seating

GARAGE 16'00" x 9'00" max 7'7" min (Please check suitability of this garage for your own vehicle) Up and over door, light and power

FORE GARDEN A deep fore garden with lawn, planted borders and brick blocked driveway for parking and access to garage.

REAR GARDEN To the rear there is a beautifully landscaped private garden, with large patio for entertaining, mainly lawned with an array of trees, shrubs, flowering an ornamental borders. Outdoor tap, garden shed, there is a side access which leads to the front of the property



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TENURE:

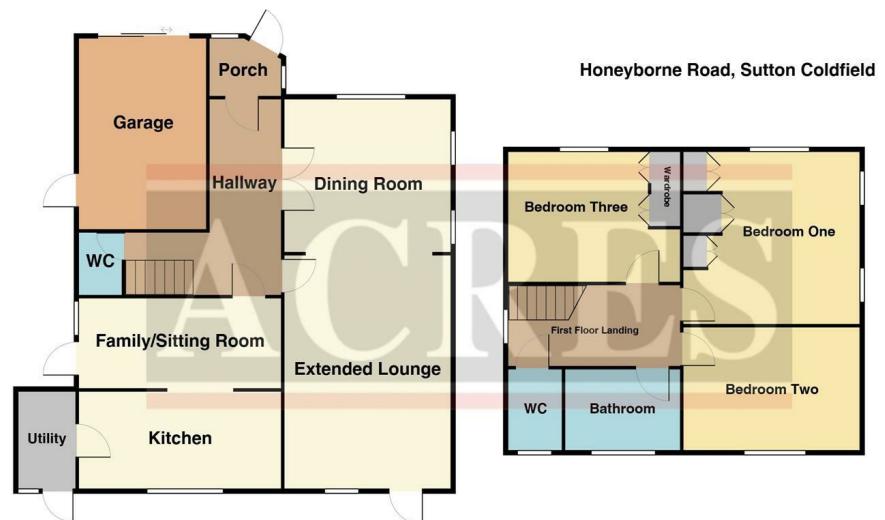
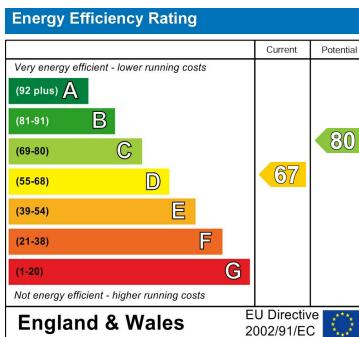
We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E

COUNCIL :

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.