



Nicola Miskelly (Jan 23, 2026 10:35:57 GMT)

# DRAFT



- Sought after residential location
- Well presented semi detached family home
- Living room with feature log burner
- Open plan kitchen, dining & family room
- Utility room and guest WC
- Home office / den
- Four bedrooms
- Contemporary family bathroom
- Generous rear garden
- Insulated outbuilding / home office



**FALSTONE ROAD, SUTTON COLDFIELD, B73 6PJ - OFFERS AROUND £515,000**

Situated within a highly sought-after residential location, this impressive family home enjoys a prominent position with excellent kerb appeal and generous accommodation throughout. The property is ideally placed for local amenities, reputable schools, commuter links and everyday conveniences, making it an excellent choice for growing families and those working from home. Internally, the home has been thoughtfully arranged to provide versatile living space, including multiple reception areas, a superb open plan kitchen, dining and family room, and a separate home office or den. Externally, the property benefits from ample off road parking, a substantial rear garden and a fully insulated outbuilding, offering flexibility for modern lifestyles. Accessed via a block paved driveway providing off road parking for multiple vehicles, complemented by a corner slate chipping display to the front and leading to:

**PORCH:** PVC double glazed entrance door to front with matching PVC double glazed windows to the front and side, finished with laminate flooring.

**ENTRANCE HALL:** Half obscure glazed internal door, radiator, stairs rising to the first floor landing and doors leading to:

**LIVING ROOM:** 17'06" into rear x 10'08" maximum (9'05" minimum) PVC double glazed bay window to front, radiator and a feature log burner set within a stone tiled hearth and in set, and laminate flooring.

**OPEN PLAN KITCHEN, DINING & FAMILY ROOM**

**FAMILY / DINING AREA:** 9'05" x 9'03" PVC double glazed French doors opening to the rear garden, radiator and laminate flooring, stepping through into the kitchen area.

**KITCHEN / DINING ROOM:** 16'01" x 16'00" PVC double glazed window to rear and PVC double glazed French doors to rear. Fitted with a range of roll top work surfaces incorporating a one and a half bowl sink with drainer, matching base and wall units and drawers. Integrated dishwasher, integrated fridge freezer, integrated double oven with gas hob and extractor hood over. Tiled splashbacks and laminate flooring.

**UTILITY AREA:** Space and plumbing for washing machine and tumble dryer, roll top work surfaces and tiled splashbacks.

**GUEST WC:** Low flushing WC, corner hand wash basin, tiled surrounds and tiled flooring.

**HOME OFFICE / DEN:** 14'05" x 7'02" PVC double glazed window to front, radiator and versatile space suitable for use as a home office, playroom or snug.

**FIRST FLOOR LANDING:** Doors leading to all bedrooms and the family bathroom and loft access point.

**BEDROOM ONE:** 15'04" x 10'01" PVC double glazed bay window to front, radiator and space for bedroom furniture.

**BEDROOM TWO:** 12'01" x 9'03" PVC double glazed window to rear, radiator and space for bedroom furniture.

**BEDROOM THREE:** 10'10" maximum x 11'06" maximum PVC double glazed window to front and radiator.

**BEDROOM FOUR:** 8'06" x 7'07" PVC double glazed window to rear, built in secret wardrobe/cupboard and radiator.

**FAMILY BATHROOM:** Contemporary, newly renovated bathroom comprising a large walk in shower, panelled bath, low flushing WC and hand wash basin set within a vanity unit. Finished with half tiled surround, tiled flooring and a chrome heated ladder style radiator.

**REAR GARDEN:** Paved patio seating area, large lawned garden, planted border to one side with shrubs, timber shed and access to a detached outbuilding/home office.

**OUTBUILDING / HOME OFFICE / WORKSHOP:** 11'03" x 7'02" Fully insulated and all electric with PVC double glazed window overlooking the garden, PVC double glazed French doors to garden, electric radiator and laminate flooring. Currently used as a home office, but equally suitable as a bar, den, workshop or additional sitting room, offering excellent versatility.





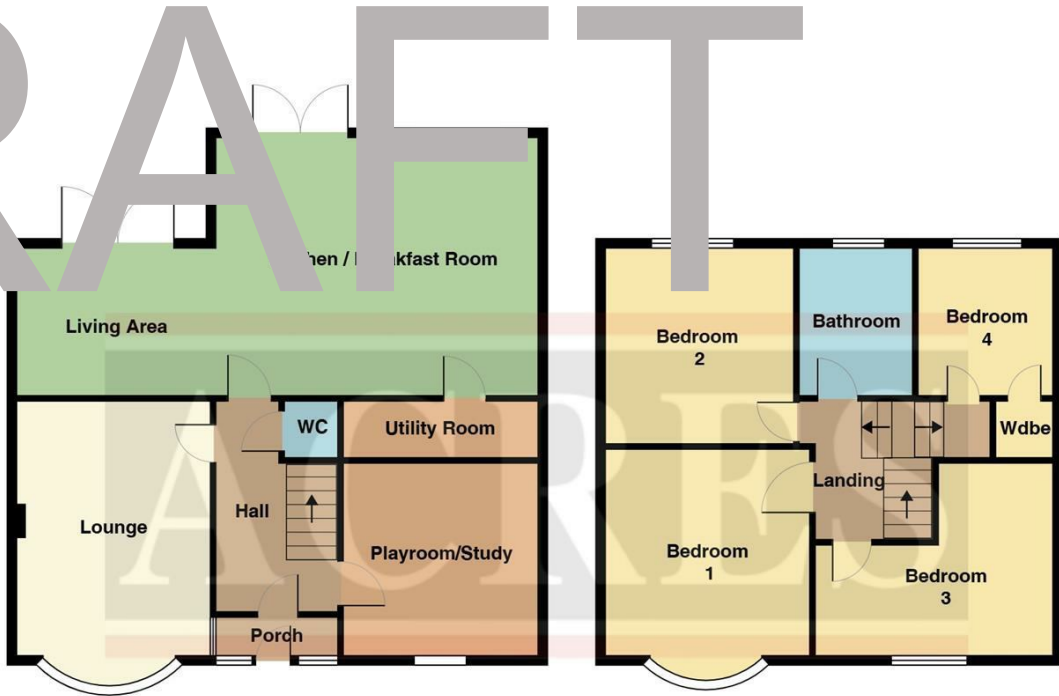
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.




# Falstone Road, 16 Draft

Final Audit Report

2026-01-23

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