

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Semi detached Family Home
- Dining room
- Spacious Lounge
- Conservatory
- Fitted kitchen & Separate utility room
- Ground floor WC
- Three bedrooms
- Family bathroom
- Generous rear garden & garage
- No chain



**DENHOLM ROAD, SUTTON COLDFIELD, B73 6PN - £400,000**

This spacious and well laid out family home is approached via a tarmac driveway with a lawned fore garden and offers versatile accommodation across two floors. The property benefits from a generous garden, multiple reception spaces and practical ancillary rooms including a utility and garage. Internally, the accommodation includes a welcoming entrance hall, separate dining room and lounge, a conservatory overlooking the rear garden, and a fitted kitchen with adjoining utility area. To the first floor are three bedrooms and a family bathroom, making this an ideal home for families or those seeking well proportioned living space. Accessed via a tarmac driveway with lawned fore garden.

**PORCH:** The property is approached via a PVC double glazed French door with accompanying windows to the front and side, leading into:

**ENTRANCE HALL:** Featuring an obscure single glazed front door, radiator, stairs rising to the first floor landing, and doors providing access to the principal ground floor rooms.

**DINING ROOM:** 12.01 x 9.10 With a PVC double glazed bay window to the front elevation, radiator, and a gas wall hung fire.

**LOUNGE:** 14.04 x 10.11 Single glazed French doors and window opening into the conservatory, radiator, and a gas coal effect fire set on a marble hearth with inset and surround.

**CONSERVATORY:** 17.02 x 7.07 Single glazed windows to the rear and side, single glazed door to the side, and built in storage cupboards.

**KITCHEN:** 10.03 x 6.05 PVC double glazed windows to the rear and side, stainless steel sink and drainer set within roll top work surfaces, matching base and wall units with drawers, tiled splashbacks, space for a cooker, and a door leading to a storage cupboard/pantry.

**UTILITY ROOM:** 12.08/7.03 x 8.02 Single glazed door and window to the side, with space for a washing machine, tumble dryer, fridge and chest freezer, and doors leading to the WC and garage.

**WC:** Obscure window to the rear and low flushing WC.

**FIRST FLOOR LANDING:** PVC obscure double glazed window to the side and doors leading to:

**BEDROOM ONE:** 15.04 x 9.00 PVC double glazed bay window to the front, fitted wardrobes, and radiator.

**BEDROOM TWO:** 14.11 x 10.11 PVC double glazed box bay window to the rear, built in wardrobes, and radiator.

**BEDROOM THREE:** 11.02 x 8.03 Two PVC double glazed windows to the front and rear elevations, and radiator.

**BATHROOM:** 8.03 x 6.07 Comprising a panelled bath, low flushing WC, hand wash basin, radiator, tiled surrounds, and two obscure PVC double glazed windows to the rear and side.

**OUTSIDE:** To the rear is a generous lawned garden offering a good degree of privacy, with mature shrubs, bushes and trees to the boundaries, a timber shed to the rear, and a small patio seating area.

**GARAGE:** With up and over door. (Please check the suitability of this garage for your own vehicle)







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		
	Current	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 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.