

ACRES

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



suttoncoldfield@acres.co.uk



www.acres.co.uk

- An excellent modern styled detached property
- Located on a very popular residential development
- Entrance hall and guests cloakroom
- Dining Room
- Generous family lounge with access to the garden
- Comprehensively fitted kitchen and utility
- Master bedroom with wardrobes and en-suite shower room
- Three further excellent bedrooms (one fitted as a home office)
- Fore garden offering parking and access to garage
- Rear garden with both patio and lawn



WARWICK ROAD, SUTTON COLDFIELD, B73 6ST - OFFERS AROUND £450,000

Welcome to this lovely modern styled detached house located on Warwick Road in the desirable area of Sutton Coldfield. This property includes welcoming entrance hall, guests cloakroom, double doors into a dining room, and lovely generous rear lounge with doors out to the garden and an excellent kitchen with a comprehensive range of cream units and matching utility. To the first floor is a landing space leading to a master bedroom suite with fitted wardrobes and en-suite shower room, plus three further bedrooms (one fitted as a home office) plus family bathroom with white suite. Outside, the property boasts well-maintained gardens, perfect for enjoying the outdoors during warmer months or for children to play in a safe environment. Don't miss the opportunity to make this modern detached house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer. Council Tax Band E.

Access is via: A brick blocked fore garden with planted borders offering parking space.

HALLWAY: A lovely entrance with coving to ceiling, newel and balustrade staircase with under stairs storage, radiator, timber effect floor and doors into:

GUEST CLOAKROOM: Having white close coupled WC, wash hand basin, radiator, double glazed window and timber effect floor.

DINING ROOM: 11'1" min x 9'1" min. Having double doors, double glazed leaded light window, coving to ceiling, radiator, timber effect floor.

LOUNGE: 13'5" max into bay 12'2" min x 14'2". An elegant lounge with double glazed bay with central double doors, coving to ceiling, classically styled fire place with marblesque back and hearth, living flame effect fire, timber effect floor, radiator.

KITCHEN: 9'5" min x 10'5" An excellent comprehensively fitted kitchen with a range of drawer, base and eye level cupboards, integrated dishwasher, fridge and freezer, continued work surface and complimentary tiling to splash backs, five ring gas hob with extractor hood over, double oven/grill combination, one and a half sink and drainer, double glazed window to rear and side, radiator, tiled floor leading into:

UTILITY: Having matching base and eye level units, work surface and tiled splash back, space and plumbing for washing machine, stainless steel sink and drainer, radiator, door to side.

FIRST FLOOR LANDING: Access to loft, doors into:

MASTER BEDROOM SUITE BEDROOM: 16'3" max into wardrobe 14'3" to wardrobe front 12'10" min x 12'10 max 10'6 min. An excellent double bedroom, two double glazed leaded light windows to front, radiator, modern styled fitted wardrobe and door into:

ENSUITE: Having white close coupled WC and wash hand basin, self contained shower cubicle with fitted electric shower, chrome ladder style radiator/towel rail, double glazed opaque window, tiling to walls and floor, spotlights to ceiling.

BEDROOM TWO: 16'4" max 14'5" min to wardrobe front x 8'10". An excellent second double bedroom, double glazed leaded light window to front, fitted wardrobe and over stairs storage cupboard, radiator.

BEDROOM THREE: 10'1" x 9'2" A third double bedroom, double glazed window to rear, radiator.

BEDROOM FOUR: 10'10" max x 9'2" max 7'1" min to wardrobe front. A fourth double room currently fitted as a home office with work station, storage and display shelves, double glazed window, radiator.

BATHROOM: Having a white suite with panelled bath with glazed screen, fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, contemporary styled tiling to walls and floor, chrome ladder style radiator/towel rail, double glazed opaque window, spotlights to ceiling.

GARAGE: 'Please check the suitability of this garage for you own vehicle'

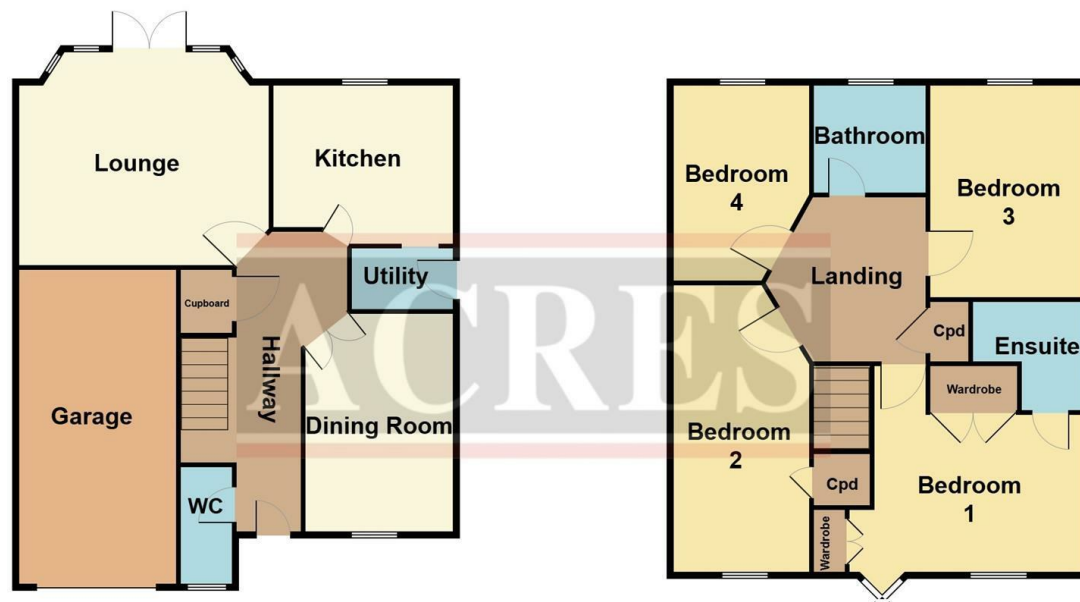
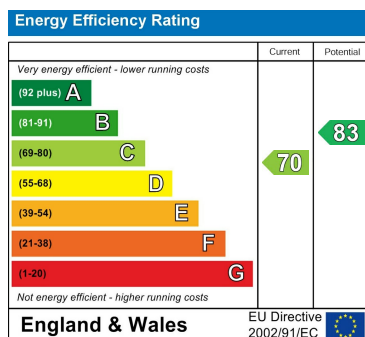
GARDEN: With patio, lawn and a selection of planted trees and shrubs.



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.