

# ACRES

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- A wonderful traditional styled detached residence.
- Large entrance hall
- Formal dining room and family lounge
- Breakfast room and fitted kitchen
- side verandah and utility area
- Four excellent bedrooms
- Bathroom and en-suite shower room
- Conservatory
- incredible gardens to both front and rear
- Garage



**TAMWORTH ROAD, SUTTON COLDFIELD, B75 6DX - OFFERS IN EXCESS OF  
£700 000**

Access is via a deep fore garden with a planted bed, multiple parking spaces and access to garage, traditional open porch with tiled floor leading to timber and stained-glass reception door with leaded light-stained glass window to side

ENTRANCE HALL Newel and balustrade staircase leading to first floor, radiator, door to understairs storage, panelling to part walls, plate rail, oak floor and further doors into dining room, lounge and breakfast room

GUEST CLOAK ROOM White closed couple white hand basin, dado rail with panelling below, radiator, timber floor and window

DINING ROOM 16'08" max into bay 13'04" min x 12'04" A lovely spacious formal dining room with double glazed bay window to front, four radiators, deep coving to ceiling, one panelled wall with wall mounted modern styled electric living flame fire and decorative plate rail

LOUNGE 15'10" max 13'11" min x 12'05" Feature beamed ceiling, plate rail, bay window to rear including central door to conservatory, beautiful minster style fire surround with open grate, radiator two leaded light windows to side

BREAKFAST ROOM 10'05" to bay 9'08" to rec x 9'10" Leaded light angled bay with door to conservatory, dado rail, radiator and feature (working) servant bells, arch way into

KITCHEN 16'09" x 6'01" Drawer, base and eye level cupboards, work surfaces, tiling to splash backs, four ring gas hob with extracted hood over, double oven/grill, 1 and a half bowl sink and drainer, under gallery lighting, integrated fridge, double glazed leaded light windows to rear and side, further window to side and door into

SIDE VERENDAH/UTILITY ROOM Door to front, double glazed door to rear, double-glazed window to rear and side, radiator, space and plumbing for washing machine, space for white goods, tiled floor and door to

GARAGE 16'00" x 8'09" (please check the suitability of this garage for your own vehicle) Double doors to front, units and sink, tiled floor wall mounted gas and central heating boiler, light and power

CONSERVATORY 19'02" max 10'05" min 7'01" 14'03" A large P shaped conservatory with double glazed windows to rear and side double doors and glazed roof, tiled floor, two radiators

FIRST FLOOR LANDING Feature leaded light stained glass window to front, picture rail

BEDROOM ONE 17'02 max into bay 13'05" min x 12'05" Deep double glazed leaded light window to front, picture rail, storage unit with circular table top, vanity sink

BEDROOM TWO 14'00" x 12'05" Double glazed light leaded window to rear with glorious garden views, radiator, fitted guest sink with drawer below, picture rail

BEDROOM THREE- GUEST SUITE 11'05" x 9'00" Double glazed leaded light orial window to front with deep display sill, radiator and door into

ENSUITE Fitted shower cubicle with shower, white close couple hand basin, elegant tiling to walls, ladder style radiator, spot lights to ceiling, leaded light opening window

BEDROOM FOUR 9'08" x 10'00 max 8'08 min, double glazed window over looking the garden, radiator, feature decorated fire surround, timber floor, fitted glass table top sink

BATHROOM White suite, panelled bath with shower attachment Shower cubicle with fitted shower, white hand basin set into a vanity unit, doubled glazed light leaded window to rear side, chrome ladder style radiator/towel rail, timber effect floor, spot lights to ceiling, white tiling to walls with detailed boarder

SEPARATE WC white close coupled WC, wash hand basin, double glazed light leaded window, radiator, tiled to match the bathroom, spotlight to ceiling, timber effect floor

REAR GARDEN This is an amazing large, garden, being the perfect compliment to this lovely home, with patio, long lawn and an array of verdant trees and shrubs





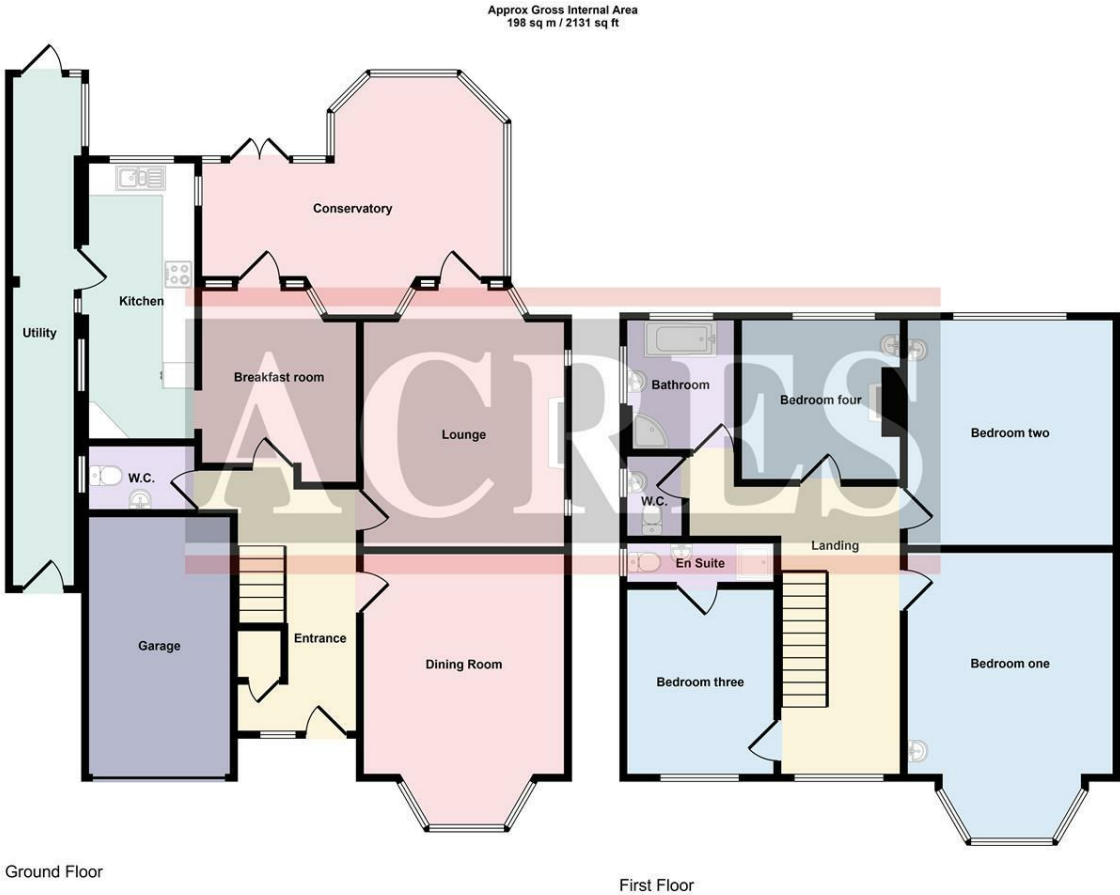
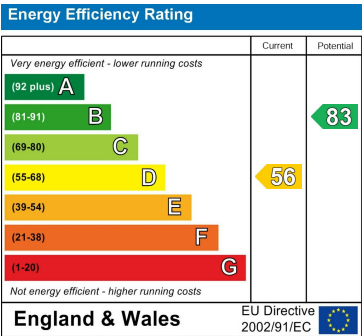
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : G

VIEWING: Highly recommended via Acres on 0121 321 2101



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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