

ACRES
Collection



27 Anchorage Road, Sutton Coldfield, B74 2PJ

OFFERS AROUND - £850,000



Ideally positioned in the heart of Sutton Coldfield, this impressive four bedroom detached family home enjoys an enviable location within easy reach of Sutton Coldfield town centre, Sutton Coldfield railway station and a selection of well regarded local schools. The property is also ideally placed for access to a wide range of shops, restaurants, cafes and everyday amenities, whilst Sutton Park and the surrounding green spaces are also within easy reach. The location provides excellent transport links for those commuting into Birmingham and surrounding areas, making this an ideal home for families looking to enjoy both convenience and a well established residential setting. Offering spacious and versatile accommodation throughout, this substantial detached family home combines a number of attractive original features with generous living accommodation and excellent potential for further enhancement. Of particular note is the approved planning permission for both a rear extension and loft conversion, with plans available to view upon request, providing an exciting opportunity for a purchaser to further increase the accommodation subject to the approved plans and relevant requirements. The property also benefits from a large and exceptionally private rear garden, ample driveway parking, garage and useful outbuilding/storage. Internally, the accommodation briefly comprises entrance hall, extended lounge, sitting room/dining room, fitted kitchen/diner, utility room, shower room, four bedrooms, family bathroom and airing cupboard, with further storage within the loft space.

The property is approached via an extra wide block paved driveway providing parking for multiple vehicles, enclosed to the front by a brick wall and complemented by established bushes, plants and mature greenery to either side of the driveway and front entrance.

ENTRANCE HALL: Accessed via an original oak wooden door with obscure panel detailing to the centre, the welcoming entrance hall features attractive oak wooden flooring, radiator, door to useful storage cupboard and doors leading to the principal reception rooms, kitchen and further accommodation, together with stairs rising to the first floor landing.

EXTENDED LOUNGE: 17'05" max x 9'06" min x 15'04" max x 14'11" min A particularly spacious and light extended lounge featuring impressive double glazed aluminium patio doors opening onto the rear garden which are floor to ceiling height providing excellent natural light and attractive views across the garden. The room benefits from wooden flooring, radiator, ample space for a range of lounge furniture and an attractive feature with inset decorative fire, creating a focal point to the room.





SITTING ROOM/DINING ROOM: 14'04" x 11'03" A versatile second reception room featuring an attractive single glazed leaded light window overlooking the front elevation, radiator and wooden flooring. The room provides excellent flexibility and could be utilised as a formal dining room, additional sitting room, children's playroom or home office, depending upon the purchaser's requirements.

FITTED KITCHEN/DINER: 15'09" x 11'04" A superbly proportioned kitchen fitted with a range of matching base units incorporating colour speckle Corian work surfaces and a built in steel sink and smaller waste sink with inset draining grooves. There is an integrated oven with hob and extractor hood over and a further extra extraction unit, integrated dishwasher and useful storage cupboards. The kitchen benefits from a double glazed window overlooking the rear garden, double glazed French door providing access to the outside, attractive oak flooring and space for a breakfast table and chairs. The room is further enhanced by a door leading through to the utility room.

UTILITY ROOM: 5'07" x 5'07" Fitted with a stainless steel sink and drainer set into wooden work surfaces with matching base and wall mounted storage units, together with space and plumbing for a washing machine and tumble dryer. There is a door providing side access leading out to the waste bins, as well as a further door leading to a useful pantry style storage cupboard.

SHOWER ROOM: Featuring an obscured window to the front elevation, low flushing WC, walk in shower with tiled surround, tiled flooring and stylish heated towel rail.

FIRST FLOOR

LANDING: The first floor landing features two attractive single glazed leaded light windows overlooking the front elevation allowing natural light to pour in, radiator, loft access point and doors leading to all four bedrooms and family bathroom. There is also access to a large walk in airing cupboard.

BEDROOM ONE: 12'11" x 11'04" A generous principal bedroom featuring a single glazed leaded light window overlooking the rear garden, built in wardrobes, stylish vertical radiator and ample space for a range of bedroom furniture.

BEDROOM TWO: 14'04" x 8'11" Another well proportioned bedroom with attractive single glazed leaded light window to the front elevation, fitted wardrobes, radiator and space for bedroom furniture.

BEDROOM THREE: 11'01" x 11'03" Featuring a single glazed leaded light window overlooking the rear garden, radiator, built in wardrobe and space for a range of bedroom furniture.



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.





BEDROOM FOUR: 11'05" x 8'00" A versatile fourth bedroom with single glazed leaded light window to the rear, radiator and space for either bedroom or home office furniture.

FAMILY BATHROOM: The family bathroom is fitted with an obscured double glazed window to the front elevation, panelled bath with shower over, low flushing WC, floating hand wash basin and further stylish heated towel rail.

AIRING CUPBOARD: Considerable additional storage cupboard incorporating a single glazed leaded light window to the front elevation.

OUTSIDE

REAR GARDEN: One of the property's particular highlights is the large and exceptionally private rear garden, which provides a superb outdoor space for families and those who enjoy entertaining. Immediately to the rear of the property is a paved patio area providing space for outdoor seating and dining. There is also an attractive pond with stone detailing and surrounding display. The garden continues with two substantial lawned areas, with the first lawn having an attractive stone pathway running along one side. Steps positioned towards the centre of the garden lead up to a further large lawned area to the rear, creating a fantastic sense of depth and space. The garden is enclosed by a wealth of mature and established bushes, trees and plants to all sides, providing an excellent degree of privacy and a mature, established setting. At the top of the garden is a useful potting shed, raised bed and compost heaps, making the garden particularly well suited to keen gardeners. There is also access to an outbuilding/storage area attached to the house, providing useful additional storage and practical space.

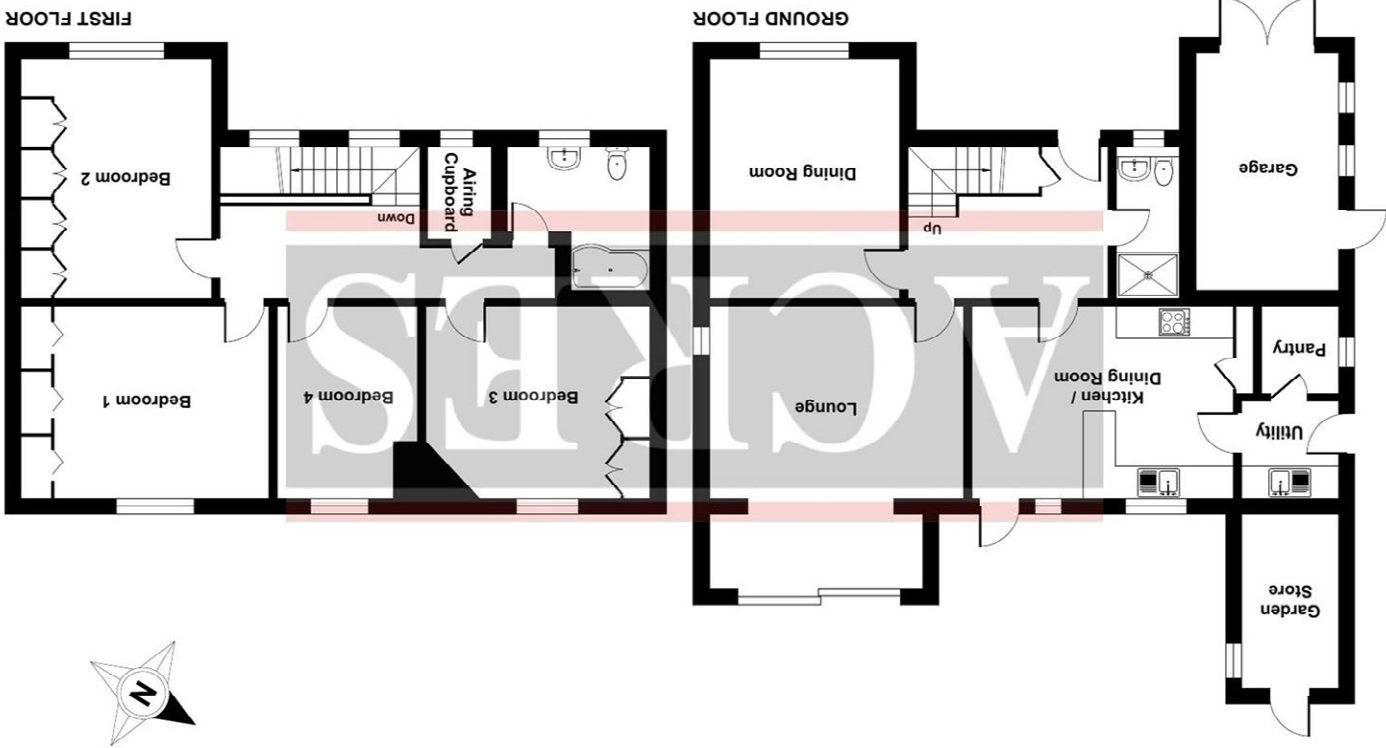
GARAGE: The property benefits from a garage with double opening doors to the front, providing excellent storage space and further useful accommodation for a variety of purposes. (Please check the suitability of this garage for your own vehicle)

PLANNING PERMISSION: The property benefits from approved planning permission for a rear extension and loft extension, offering significant potential to further enhance and enlarge the existing accommodation. Plans are available to view upon request. Purchasers are advised to make their own enquiries with the relevant local authority and satisfy themselves as to the full details and conditions of the planning permission.





Anchorage Road, Sutton Coldfield, B74



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Acres Estate Agent, REF: 1528771

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, 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.