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225 Tamworth Road, Sutton Coldfield, B75 6DX

OFFERS AROUND - £850,000

Occupying an exceptional and substantial plot on the ever popular Tamworth Road, Sutton Coldfield, this impressive detached family residence offers a rare opportunity to acquire a home with generous internal accommodation and magnificent gardens in one of the area's most convenient locations. Ideally positioned close to excellent transport links, Good Hope Hospital, a wide range of local amenities, well regarded schools and just a short distance from the beautiful Sutton Park, the property perfectly balances everyday convenience with an enviable lifestyle.

Set well back from the road behind mature hedging and established trees, the home enjoys a high degree of privacy whilst offering extensive parking via a large tarmac driveway suitable for numerous vehicles. Internally, the property benefits from gas central heating throughout, combines character features with spacious family living, boasting multiple reception rooms, a breakfast kitchen, four well proportioned bedrooms, an impressive principal suite with dressing area and en-suite, together with an outstanding rear garden that offers endless possibilities for families, keen gardeners or those simply seeking outdoor space.

PORCH: Accessed via part PVC double glazed French doors with matching PVC double glazed windows to the front and side, this welcoming enclosed porch enjoys tiled flooring, a radiator and ample space for coats and shoes before leading through to the main accommodation.

RECEPTION HALL: An impressive and welcoming entrance hall entered through an attractive solid oak front door with a beautiful stained glass side window. Featuring original wooden flooring, radiator, staircase rising to the first floor, access to the guest WC and further doors leading to the principal ground floor rooms.

LOUNGE: 16'08" max (13'11" min) x 12'04" A beautifully presented principal reception room centred around an attractive log burning stove set upon a marble hearth with a rustic wooden beam above, creating a wonderful focal point. A large PVC double glazed bay window overlooks the front garden, flooding the room with natural light, whilst a radiator and generous proportions provide ample space for a variety of lounge furniture.





DINING ROOM: 14'11" x 12'05" Ideal for both family meals and formal entertaining, this elegant dining room retains a charming original coal effect fireplace set upon a marble hearth with decorative inset and wooden surround. Wooden oak flooring continues throughout, complemented by a radiator and ample space for a large dining suite. An open archway flows seamlessly into the sunroom.

SUN ROOM: 16'03" x 12'07" A superb additional reception space enjoying views across the extensive rear garden. Featuring PVC double glazed French doors to the side together with PVC double glazed windows to the side and rear, three radiators ensure year round comfort, whilst continued wooden oak flooring and generous proportions make this an ideal sitting room, garden room or entertaining space.

BREAKFAST KITCHEN: 17'00" max (15'05" min) x 11'07" max (8'06" min)

A spacious and well appointed family kitchen fitted with a range of matching base and wall units with complementary roll top work surfaces incorporating a porcelain sink and drainer. A Rangemaster cooker with extractor hood provides a focal point, whilst tiled flooring, half tiled splashbacks, radiator and two rear facing PVC double glazed windows complete the room. There is excellent space for a breakfast table and chairs together with access to a useful storage cupboard.

UTILITY ROOM: 15'07" x 5'02" Providing excellent additional workspace, the utility room offers further matching storage units with roll top work surfaces incorporating a stainless steel sink and drainer. There is plumbing and space for a washing machine, room for a fridge freezer, tiled flooring, useful storage cupboards, internal access to the double garage and a part PVC double glazed door leading directly to the rear garden.

GUEST WC: Comprising a low flushing WC, hand wash basin set within a vanity unit, radiator, tiled flooring, half tiled walls and access to a useful storage cupboard.

FIRST FLOOR LANDING: A particularly spacious landing enhanced by an attractive obscure stained glass PVC double glazed window to the front, radiator, loft access and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE: 14'11" x 12'05" A generous principal bedroom overlooking the rear garden, offering ample space for a full range of bedroom furniture together with a radiator. An open archway leads through to a dressing area and the private en-suite



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.





ENSUITE SHOWER ROOM: Appointed with a large walk in shower enclosure, low flushing WC and hand wash basin set within a vanity unit. Complemented by tiled flooring, half tiled walls, chrome ladder style heated towel rail and an obscure PVC double glazed rear window.

BEDROOM TWO: 17'02" max (13'11" min) x 12'05" max (10'03" min)
A spacious double bedroom featuring a large PVC double glazed bay window to the front, fitted triple wardrobes, radiator and excellent space for additional bedroom furniture.

BEDROOM THREE: 13'10" x 11'04" max (9'07" min) Another generous double bedroom enjoying two PVC double glazed windows overlooking the rear garden, radiator and ample space for bedroom furnishings.

BEDROOM FOUR: 14'08" x 8'07" max (7'05" min) A well proportioned fourth bedroom with PVC double glazed window to the front, radiator and versatility for use as a bedroom, nursery or home office.

FAMILY BATHROOM: 17'02" x 5'08" A spacious family bathroom fitted with a white suite comprising a panelled bath with shower attachment, enclosed corner shower cubicle, low flushing WC and hand wash basin. Finished with tiled flooring, half tiled walls, radiator, useful storage cupboard and a double glazed skylight allowing plenty of natural light.

DOUBLE GARAGE: 17'06" x 14'07" A generous double garage providing excellent storage or secure parking, accessed via an electric up and over garage door. Subject to the necessary planning permissions, the space also offers excellent potential for conversion into additional living accommodation if desired.

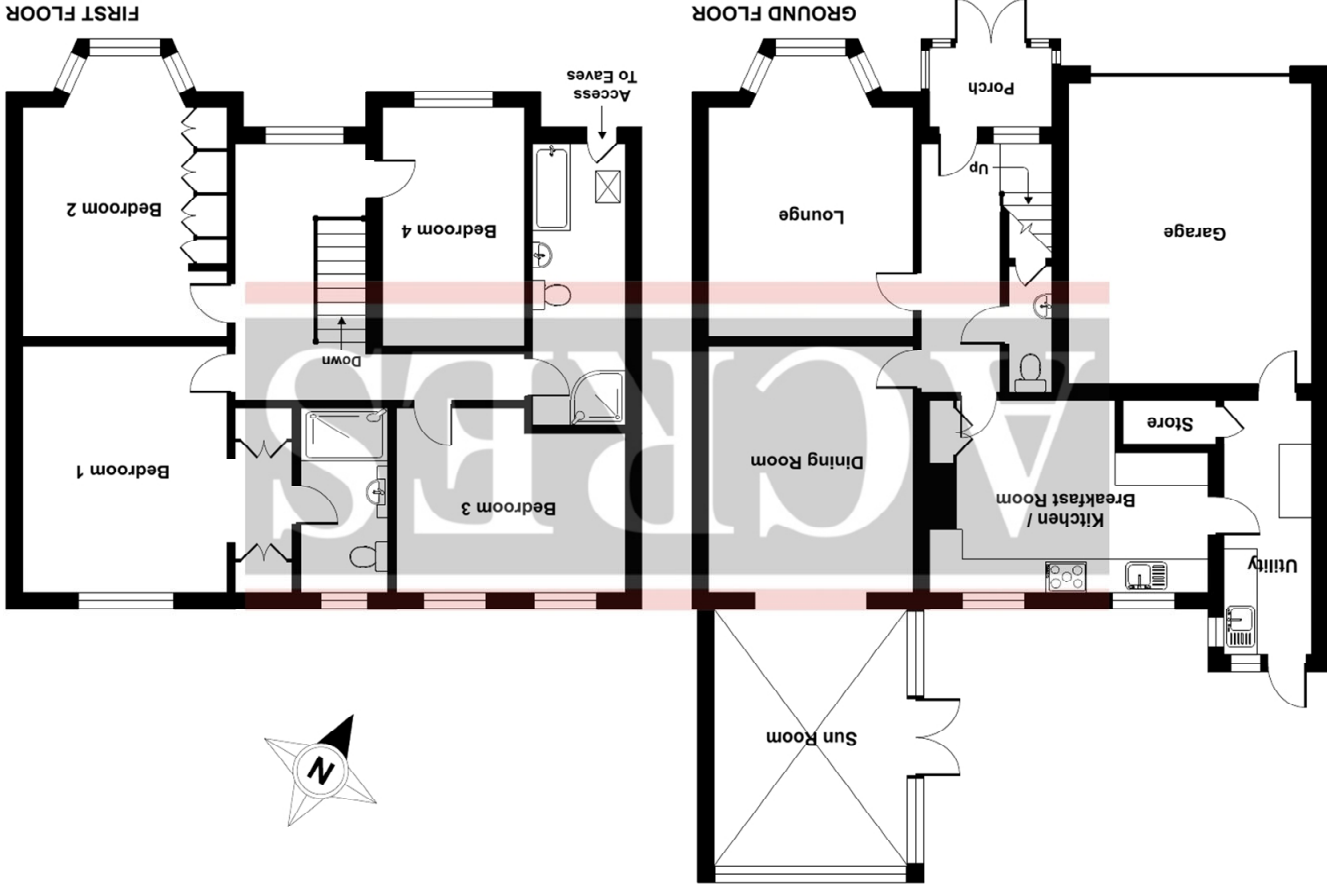
OUTSIDE: The outstanding rear garden is undoubtedly one of the property's most impressive features, extending across a substantial plot and offering exceptional privacy thanks to mature trees and established hedging surrounding the boundaries. Immediately to the rear of the property is a large stone paved patio providing the perfect space for outdoor dining and entertaining, leading onto an expansive lawn with a stone chipped pathway running to one side. Beyond, the garden continues to a further generous lawned area featuring mature fruit trees, a greenhouse and dedicated space ideal for vegetable growing or allotment use. This beautifully established garden offers endless opportunities for families, gardening enthusiasts and those seeking a peaceful outdoor retreat, all within a secluded and picturesque setting.





No house number, Property Address Here

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Acres Estate Agent. REF: 148637

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, 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.