

ACRES

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



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Well Presented Semi Detached Family Home
- Highly sought after Maney Hill Road location
- Excellent access to local schools and amenities
- Spacious lounge
- Open Plan Kitchen/Dining Room
- Versatile downstairs office/fourth bedroom
- Three further bedrooms
- Family Bathroom & Ensuite
- Front and Rear Gardens, Driveway and Garage
- Internal Viewing is Highly Recommended.



MANEY HILL ROAD, SUTTON COLDFIELD, B72 1JS - OFFERS AROUND £450,000

Situated in a popular and convenient position on Maney Hill Road, this well presented semi detached family home is ideally placed for access to a range of excellent local amenities, parks, schools and transport links. The property is within walking distance of Sutton Coldfield Town Centre, offering an extensive range of shops, cafés, restaurants, supermarkets and leisure facilities. The area is well served by a selection of well regarded schools, including Maney Hill Primary School, Bishop Vesey and Sutton Coldfield Grammar School for Girls, with the property positioned within the catchment areas for these sought after schools, subject to confirmation. Nature lovers are well catered for, with Sutton Park and New Hall Valley Country Park both within walking distance, whilst the nearby Cross City Line train stations provide convenient rail connections towards Birmingham and Lichfield and excellent access to surrounding areas.

Offering well proportioned and versatile accommodation arranged over two floors, the property briefly comprises entrance porch, lounge, open plan kitchen/dining room, utility/storage room, downstairs shower room, office/ fourth bedroom, three further bedrooms, ensuite shower room and family bathroom. Externally, the property benefits from a substantial three tiered rear garden, together with driveway and garage, making this an ideal family home in a highly convenient Sutton Coldfield location.

Approached via a raised fore garden with steps leading up towards the property in a sweeping curve style, together with a tarmac driveway providing off road parking and access to the garage.

LOUNGE: 14'3" x 13'6" max, 12'4" min A spacious and well presented reception room having PVC double glazed window to front along with a PVC double glazed French door to the Balcony with views over Sutton Coldfield, radiator, gas log effect wall mounted fire, space for lounge furniture and double opening doors to

OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM: 30'2" x 16'0" max, 13'0" min A fantastic open plan kitchen and dining space, ideal for modern family living and entertaining, having PVC double glazed French doors opening directly onto the rear garden together with two PVC double glazed windows to the rear, providing excellent natural light. The kitchen area is fitted with a stainless steel sink and drainer set into roll top work surfaces with matching base and wall mounted units. There is an integrated dishwasher, space for an American style fridge freezer and space for a range style cooker, which sits neatly within the kitchen. A useful breakfast bar provides additional seating and creates a sociable connection between the kitchen and dining areas. The dining area offers ample space for a large dining table and chairs, making this an excellent room for entertaining family and friends. Wood laminate flooring runs throughout, with half tiled splashbacks adding both practicality and style. Further doors lead to the adjoining accommodation.

UTILITY/STORAGE ROOM: 31'4" x 3'6" A particularly useful and versatile space extending along the side of the property, having PVC door providing access to the front, part PVC double glazing to the rear, three skylights providing natural light and tiled flooring. Space and plumbing for washing machine and tumble dryer together with excellent additional storage space.

DOWNSTAIRS SHOWER ROOM: 5'12" x 3'2" Enclosed shower, low flushing WC, floating hand wash basin, chrome effect ladder style radiator and tiled flooring.

OFFICE/BEDROOM 4: 11'6" x 10'6" max A versatile room having PVC double glazed window to the front, radiator and door providing access to the downstairs shower room. Offering flexibility for use as a home office, bedroom, nursery or additional living space, with ample room for either office or bedroom furniture.

LANDING: Stairs rise to a spacious first floor landing, offering useful additional space which could readily be utilised as a study or reading area. Having radiator, skylight to the front, doors leading to;

BEDROOM ONE: 12'1" x 11'4" A well proportioned principal bedroom having PVC double glazed window overlooking the rear garden, radiator and fitted wardrobes providing useful storage. There is ample space for a range of bedroom furniture together with a door leading to the ensuite shower room.

ENSUITE SHOWER ROOM: Having a contemporary suite comprising an enclosed shower with tiled surround, low flushing WC, hand wash basin set into vanity unit, chrome heated towel radiator and tiled flooring and a double glazed skylight.

BEDROOM TWO: 9'8" x 11'9" Having PVC double glazed window to the rear, fitted wardrobes, radiator and ample space for a range of bedroom furniture.

BEDROOM THREE: 11'10" max x 10'6" max, 9'9" min A further good sized bedroom having double glazed skylight to the front, radiator and space for bedroom furniture.

FAMILY BATHROOM: 8'9" x 8'3" Fitted with a modern suite comprising panelled bath with shower over and side screen, low flushing WC and hand wash basin set into vanity unit. Double glazed skylight to the front, chrome heated towel radiator and tiled flooring.

REAR GARDEN: The property benefits from an impressive, versatile and private three-tiered rear garden, offering excellent flexibility for outdoor dining, entertaining and relaxation. The lower section provides lawned and decking areas. The upper section provides a further decked seating and entertainment area, with views over Sutton Coldfield.

GARAGE: Accessed via an up and over garage door, providing secure storage and useful additional space. (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 :

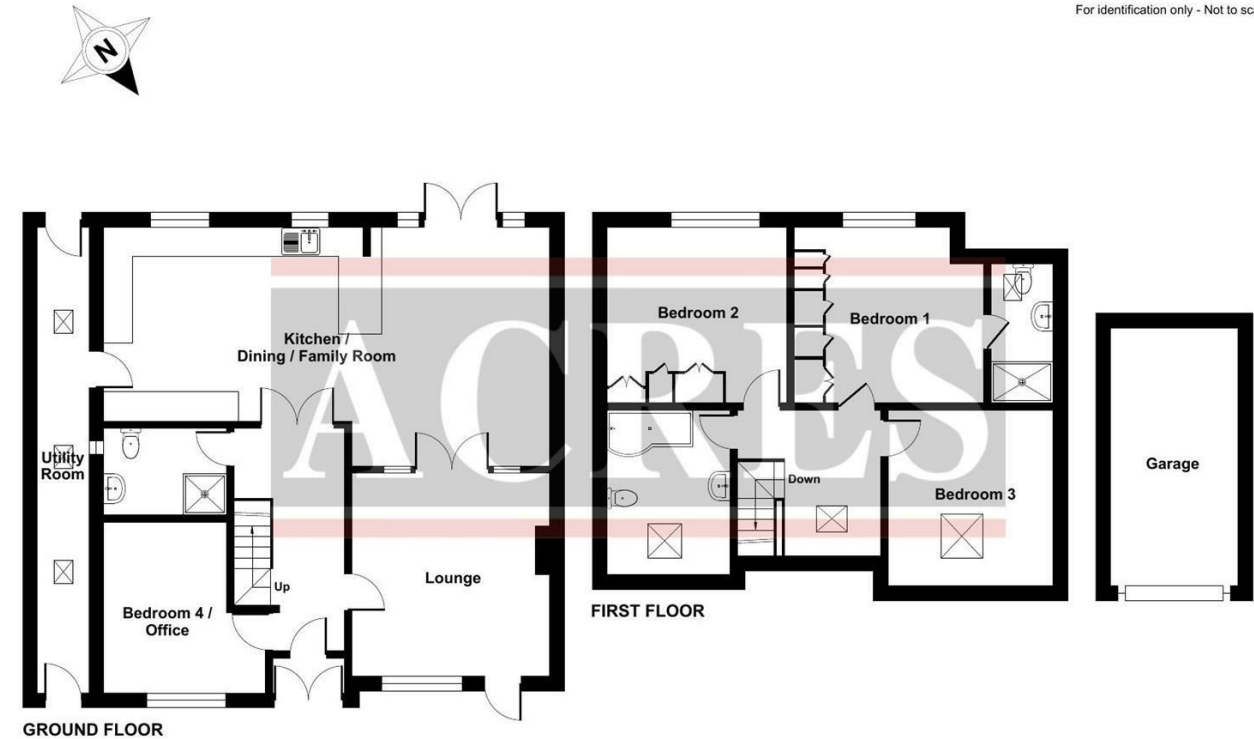
VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Maney Hill Road, Sutton Coldfield, B72

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Acres Estate Agent. REF: 1513505

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.

