

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101

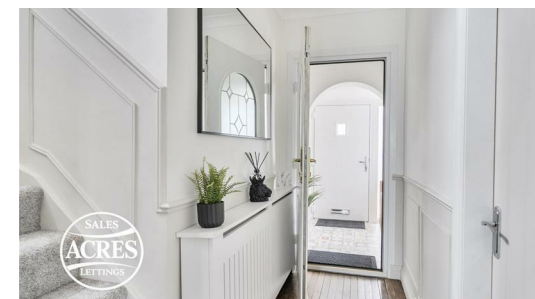


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www.acres.co.uk

- Substantially extended family home
- Local shops, everyday amenities, reputable schools, and excellent transport links
- Spacious lounge
- impressive sitting/dining room
- Three generous bedrooms
- Contemporary family bathroom
- Garage offering further potential for conversion
- Private rear garden



**WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UG - OFFERS AROUND £450,000**

This beautifully presented and substantially extended family home offers spacious and versatile accommodation throughout, and finished to a high standard. Ideally situated within close proximity to Sutton Park, the property also benefits from easy access to a variety of local shops, everyday amenities, reputable schools, and excellent transport links, making it perfectly suited for families and commuters alike. Thoughtfully improved by the current owners, the home combines stylish contemporary living with practical family spaces, including a stunning open plan kitchen extension with bi folding doors and skylight, multiple reception areas, modern bathroom facilities, and well proportioned bedrooms. Internally, the property is flooded with natural light and designed perfectly for modern day family living. The welcoming entrance hall leads through to a spacious lounge, an impressive sitting/dining room with feature media wall, and the recently refurbished kitchen complete with marble work surfaces, breakfast island, and integrated appliances. The first floor continues to impress with three generous bedrooms and a contemporary family bathroom suite. Externally, the property benefits from ample off road parking, a private rear garden ideal for entertaining, and a garage offering further potential for conversion, subject to the relevant permissions. With nothing needing to be done, this exceptional home is ideal for buyers seeking a property they can simply move straight into and enjoy. Accessed via a stone driveway providing off road parking for multiple vehicles, with hedges to the front and side creating a decorative and private approach. A slate chipped corner display borders the driveway, which leads to a partially enclosed porch with a composite front entrance door and obscure PVC double glazed side window. Tiled effect flooring continues into the welcoming entrance hall.

**ENTRANCE HALL:** Part obscured internal door, radiator with decorative cover, stairs rising to the first floor landing, under stairs storage cupboard, and doors leading to further accommodation.

**LOUNGE:** 13'00" x 9'06" PVC double glazed bay window to the front elevation, radiator, and ample space for lounge furniture.

**SITTING ROOM / DINING ROOM:** 13'05" x 7'06" PVC double glazed bi folding doors opening onto the rear garden, modern media wall with inset electric flame effect fire providing space for a television and soundbar, and ample space for dining or additional sitting room furniture. Open plan access leading into the extended kitchen.

**EXTENDED KITCHEN:** 16'03" x 14'08" PVC double glazed bi folding doors to the rear and atrium style skylight allowing plentiful natural light. Newly refurbished kitchen comprising a composite sink and drainer set into marble work surfaces with matching base and wall units and drawers. Integrated oven and grill at eye level, integrated dishwasher, five ring gas hob with extractor hood over, and space for a washing machine and American style fridge freezer. Central breakfast island with breakfast bar seating area, marble tiled flooring, and contemporary column radiator.

**GROUND FLOOR W.C:** Contemporary suite comprising a low flushing W.C. hand wash basin set within vanity unit, and radiator.

**FIRST FLOOR LANDING:** Obscure PVC double glazed window to side elevation, loft access point, and doors leading to all rooms.

**BEDROOM ONE:** 13'04" x 10'03" PVC double glazed bay window to the front elevation, radiator, and fitted double wardrobes.

**BEDROOM TWO:** 10'11" x 10'04" PVC double glazed window to the rear elevation, radiator, and space for bedroom furniture.

**BEDROOM THREE:** 11'10" x 8'00" PVC double glazed window to the front elevation, radiator, and space for bedroom furniture.

**FAMILY BATHROOM:** Contemporary modern suite comprising a walk in shower with glass side screens, panelled bath with shower attachment, low flushing W.C., and hand wash basin set within a floating vanity unit. Ladder style radiator, tiled surrounds, and tiled flooring.

**REAR GARDEN:** Large paved patio seating area ideal for entertaining, slate chipped section currently utilised as a children's play area, paved stepping stone pathway leading to the lawned garden, shed to rear, and fencing to all boundaries providing privacy.

**GARAGE:** Up and over garage door, currently used for storage but offering potential for conversion into additional living accommodation, subject to relevant building regulations and approvals. Current owners have plans drawn up for the proposed conversion. (Please check the suitability of this garage for your own vehicle)

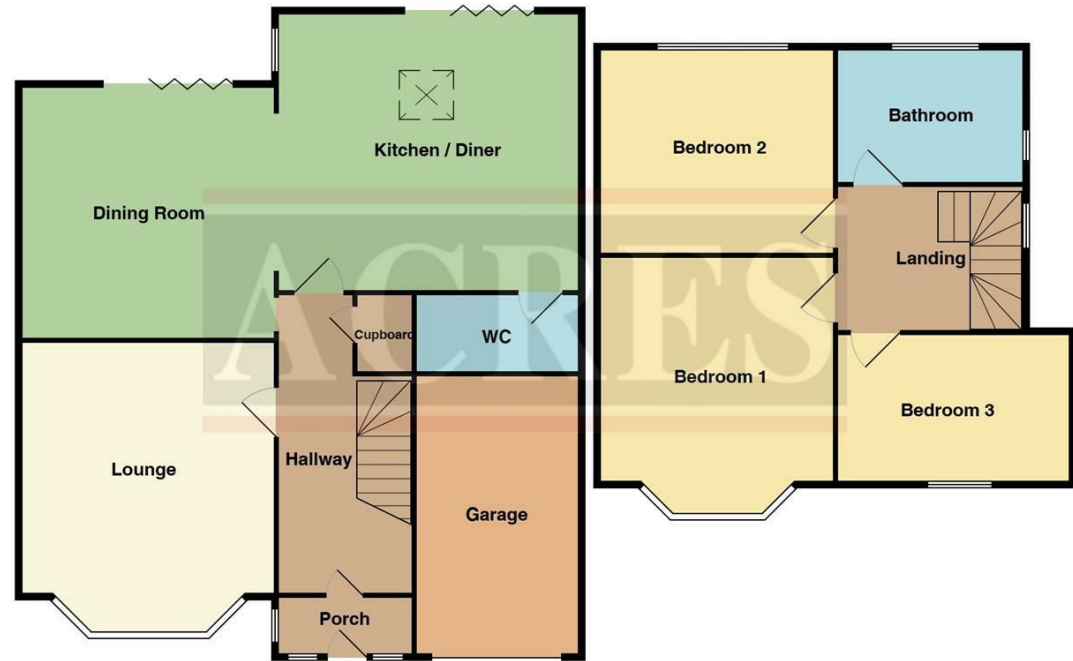


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.