



Wyndridge, Manor Drive, Sutton Coldfield, B73 6ER

Asking Price - £1,250,000



Acres are delighted to offer for sale this outstanding traditional Freehold detached family residence, superbly positioned on a private drive, off the ever prestigious Driffold / Manor Hill amidst properties of a similar calibre within the heart of Sutton Coldfield. The property enjoys a highly convenient yet peaceful setting, being just a short stroll from an excellent selection of shops, restaurants and cafés, along with Sutton Coldfield railway station, local bus services within the catchment area of excellent grammar and state schools. The expansive open spaces of Sutton Park, offering 2,400 acres of natural beauty, are within short walking distance, as is Wyndley Leisure Centre. This spacious home has been meticulously maintained, comprehensively improved and thoughtfully extended over time to create a superb balance of traditional character and quality contemporary living, perfectly suited to the needs of a discerning family buyer. Additional benefits include gas central heating and PVC double glazing throughout.

The accommodation is approached via an inviting and welcoming reception hall, immediately setting the tone for the quality found throughout the home, with a well appointed guests WC positioned off the hallway. An imposing principal lounge provides a superb space for both everyday relaxation and formal entertaining, enhanced by a feature log-burning stove which forms a charming focal point. There is a home office / den, ideal for remote working or quiet retreat, complete with a living flame gas fire. The formal dining room is a particularly impressive space, centred around a striking twin-directional living flame log-effect fire, creating a seamless connection through to the adjoining family room / day room. This delightful area enjoys views over the rear garden and provides an ideal setting for informal family living and entertaining.

The family room opens into a truly outstanding breakfast kitchen, which is comprehensively fitted with an excellent range of contemporary units and integrated appliances. The kitchen is further enhanced by a central island and a substantial double-glazed atrium style roof light that floods the space with natural light while enjoying pleasant views over the garden, making it the true heart of the home. A separate utility room provides additional practicality and storage. To the first floor, the property continues to impress with four generous double bedrooms, all offering excellent proportions. Two of the bedrooms benefit from well appointed en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. Three of the bedrooms not only have lovely views over the expansive garden but provide views over Sutton Park.

Externally, the property is complemented by a double garage and a generous, mature and private rear garden, providing a peaceful outdoor retreat ideal for family enjoyment and entertaining. An early internal inspection is strongly recommended to fully appreciate the space, presentation and prime location of this exceptional family home.



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A separate utility room provides additional practicality and storage. To the first floor, the property continues to impress with four generous double bedrooms, all offering excellent proportions. Two of the bedrooms benefit from well appointed en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. Three of the bedrooms not only have lovely views over the expansive garden but provide views over Sutton Park. Externally, the property is complemented by a double garage and a generous, mature and private rear garden, providing a peaceful outdoor retreat ideal for family enjoyment and entertaining. An early internal inspection is strongly recommended to fully appreciate the space, presentation and prime location of this exceptional family home. Set back from the roadway behind a multi-vehicular driveway, having side lawns with mature shrubs and trees, access is gained to the accommodation via:

RECESSED PORCH: Feature front door opens to:

WELCOMING RECEPTION HALL: Exposed oak flooring, radiator.

GUESTS CLOAKROOM/WC: PVC double glazed obscure window to front, matching white suite comprising wash hand basin with base unit beneath, low flushing WC, chrome ladder style radiator, tiled floor.

IMPOSING, ATTRACTIVE LOUNGE: 18' x 14'10" PVC double glazed windows to front and rear with double glazed double French doors to garden, feature rustic brick fireplace with central log burning stove.

STUDY/DEN: 15'6" x 9'6" Two PVC double glazed windows to front, radiator, coal effect living flame gas fire having tiled side relief, fire surround and granite hearth.

DINING ROOM: 18'6" max / 15'2" min x 11'6" PVC double glazed window to side and deep bay window to rear, double radiator, dual aspect log effect living flame gas fire.

FAMILY ROOM: 15' x 13'2" max / 11'7" min PVC double glazed windows and central double glazed double French doors to rear, twin aspect log effect living flame gas fire, underfloor heating and two double radiators.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 21' max / 18'9" min x 12'8" PVC double glazed windows with central double glazed double French doors to side/garden, large feature double glazed roof lantern, granite work surfaces with matching upstands and underfloor heating. There is a comprehensive range of fitted units to both base and wall level including pan drawers and a larder style cupboard, integrated dishwasher, elevated stainless steel oven, space for American style fridge/freezer, wide central island unit having marble top and further base units with two space breakfast bar, four space oak fitted breakfast table, two tall contemporary radiators, tiled floor.



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.





UTILITY ROOM: 10' max / 8'8" min x 7' Fitted wall units, granite work top, recesses for washing machine and dryer, wash hand basin, radiator, tiled floor.

RETURN STAIRS TO LANDING: PVC double glazed window to front, radiator.

BEDROOM ONE: 15'1" x 12'9" PVC double glazed window to rear, single and two double fitted wardrobes, radiator.

LARGE EN-SUITE SHOWER ROOM: 8'9" x 7'9" PVC double glazed window to rear, matching white suite comprising walk-in shower with glazed splash screens and underfloor heating, wide wall hung wash hand basin with base unit beneath, low flushing WC, chrome ladder style radiator, further wall hung storage unit, tiled splash backs and floor.

BEDROOM TWO: 14'3" max to wardrobes / 10'10" min x 9'4" PVC double glazed window to rear, double radiator, double and single fitted wardrobes to full width.

EN-SUITE SHOWER ROOM: Double glazed window to side, underfloor heating, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, wall hung storage drawer unit, chrome ladder style radiator, tiling to walls and floor.

BEDROOM THREE: 14'10" x 13' max / 11'3" min PVC double glazed windows to front and rear, radiator, built-in storage cupboards.

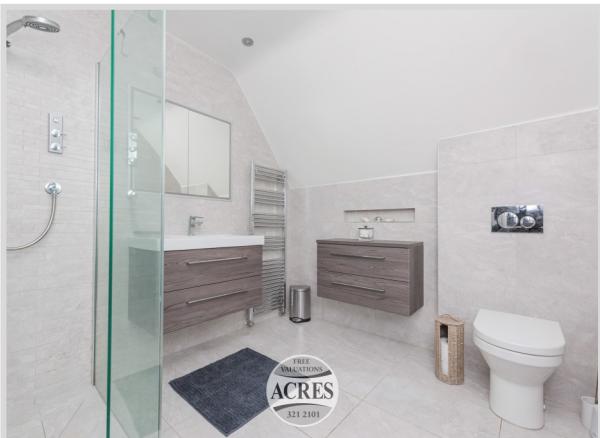
BEDROOM FOUR: 15' max / 13'3" min x 11'6" PVC double glazed window to rear, radiator, two double fitted wardrobes.

FAMILY BATHROOM: PVC double glazed window to front, matching white suite comprising bath, wall hung wash basin with base unit beneath, low flushing WC, enclosed separate shower cubicle, chrome radiator, tiling to walls and floor.

DOUBLE GARAGE: 18' x 17'9" max Electric remote controlled garage door, pressurised water heating system, door to main house (Please check the suitability of this garage for your own vehicle/s)

SUMMERHOUSE: A possible additional work from home space with fitted electrics

OUTSIDE: Patio area to a generous, mainly lawned rear garden, flanked by borders with shrubs, bushes, privet hedging and an additional garden shed



Council Tax Band: G





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, We have not tested any apparatus, fixtures, 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.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE, IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

