

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Detached Family Home
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Fitted Kitchen with Utility Room
- Private Rear Garden & Garage
- Ideal Family Home
- Close to Well-Regarded Schools
- Moments from Princess Alice Retail Park
- Close to Beautiful Sutton Park
- Viewing is recommended



HAMPTON CLOSE, SUTTON COLDFIELD, B73 6RQ - OFFERS AROUND £425,000

excellent opportunity for buyers seeking generous accommodation in a convenient yet well connected setting. Ideally positioned close to highly regarded schools, excellent transport links and a wealth of everyday amenities, including Princess Alice Retail Park, the property also enjoys easy access to the beautiful Sutton Park, providing acres of natural parkland, walking routes and outdoor leisure facilities for the whole family. Designed with versatile family living in mind, the home boasts multiple reception rooms, well proportioned bedrooms and a practical layout that effortlessly caters for modern lifestyles. The generous conservatory creates additional entertaining space overlooking the rear garden, whilst the versatile front reception room offers the flexibility of a home office, playroom or snug. Outside, the private rear garden provides a pleasant setting for relaxing and entertaining, completing this superb family home. The property is approached via a front garden with mature bushes and a tarmac drive way leading to;

HALLWAY: A welcoming entrance hall features a part obscure glazed front door, radiator, staircase rising to the first floor accommodation and door leading through to the main living areas.

SITTING ROOM / HOME OFFICE: 10'07" max x 9'00" x 8'07" A versatile reception room with a PVC double glazed bay window to the front elevation, radiator and ample space to create an ideal home office, snug, playroom or third reception room.

LOUNGE: 14'02" x 11'04" max (10'07" min) A spacious and comfortable principal reception room featuring aluminium double glazed patio doors opening into the conservatory, radiator and an attractive gas coal effect fireplace set upon a marble hearth with decorative surround, creating an inviting focal point.

CONSERVATORY: 9'11" x 9'10" Flooded with natural light through PVC double glazed windows to the side and rear together with French doors opening onto the garden, this versatile space offers an excellent additional reception room or formal dining area. Finished with tiled flooring and an electric wall heater for year round use.

KITCHEN: 10'07" x 8'09" Fitted with a range of matching wall and base units incorporating work surfaces with stainless steel sink and drainer. Integrated eye level oven and grill, four ring gas hob with extractor hood over and tiled splashbacks. A breakfast bar provides informal dining space, whilst laminate flooring flows seamlessly into the adjoining utility area.

UTILITY AREA: Providing additional storage and practicality with space for a washing machine, tumble dryer and fridge freezer. Laminate flooring continues throughout and a part obscure glazed door provides side access.

GUEST WC: Fitted with a low flushing WC, hand wash basin with tiled splashback, radiator and obscure PVC double glazed window to the side elevation.

FIRST FLOOR LANDING: Having a PVC double glazed window to the side elevation, radiator, loft access point with pull down ladders, built in storage cupboard and doors leading to all bedrooms and family bathroom.

BEDROOM ONE: 12'04" max x 11'04" (9'06" min) The principal bedroom overlooking the rear garden with PVC double glazed window, radiator, ample space for freestanding bedroom furniture and access to the ensuite.

ENSUITE: Comprising an enclosed shower cubicle, low flushing WC, hand wash basin, radiator and obscure PVC double glazed window to the rear.

BEDROOM TWO: 11'04" x 8'01" A well proportioned double bedroom with PVC double glazed rear window, radiator and space for bedroom furnishings.

BEDROOM THREE: 11'05" x 6'01" Featuring two PVC double glazed windows to the front elevation, radiator and space for bedroom furniture.

BEDROOM FOUR: 8'11" x 6'04" PVC double glazed window to the front elevation, radiator and space for bedroom furniture, making an ideal child's bedroom, nursery or home office.

FAMILY BATHROOM: Appointed with a panelled bath incorporating shower over, low flushing WC, hand wash basin, half tiled surround, radiator and obscure PVC double glazed side window.

REAR GARDEN: The rear garden provides an attractive outdoor space ideal for families and entertaining, commencing with a paved patio seating area leading onto a well maintained lawn. Mature shrubs, established bushes and hedging create privacy and colour throughout the seasons, making it an excellent space to relax and enjoy outdoor living.

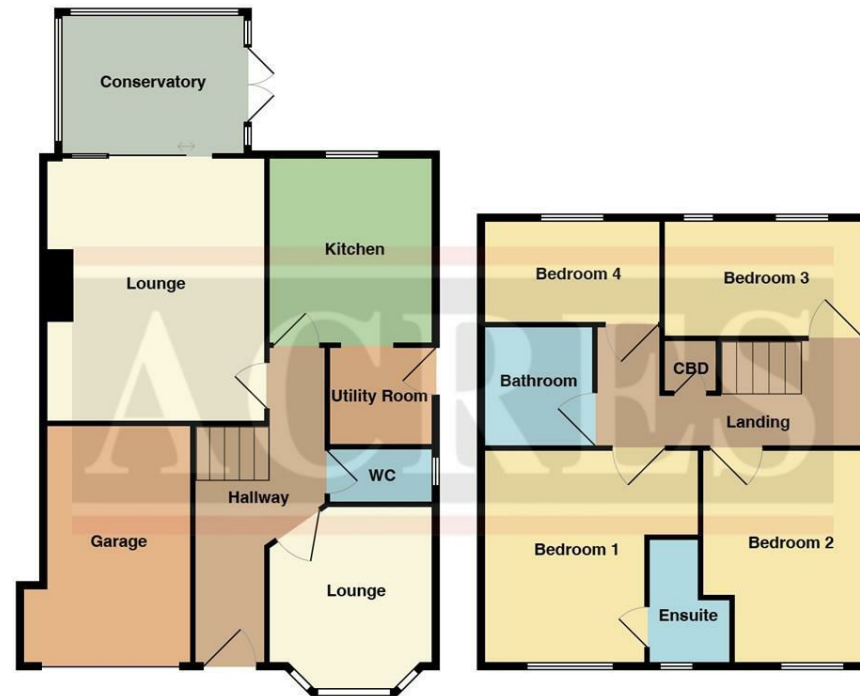
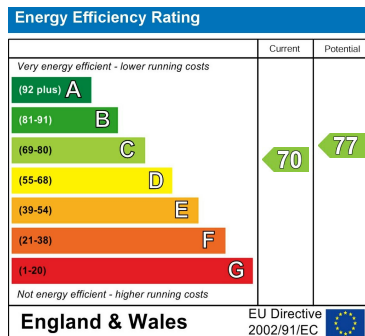
GARAGE: Accessed via an up and over garage door to the front, the garage provides useful additional storage.



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 : E **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101



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.