

# ACRES

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@ [www.acres.co.uk](http://www.acres.co.uk)

- Extended Semi Detached Family Home
- Superb Open Plan Kitchen, Dining & Family Room
- Separate Living Room & Additional Playroom/Home Office
- Utility Room, Downstairs WC & Separate First Floor WC
- Four Well Proportioned Bedrooms
- Modern Family Bathroom
- Driveway Providing Off Road Parking & Low Maintenance Rear Garden
- Close to Schools, Local Amenities & Transport Links
- Internal Viewing is Highly Recommended
- Popular Residential Location



**REDDICAP HEATH ROAD, , B75 7ET - OFFERS AROUND £400,000**

A beautifully extended four bedroom semi detached family home, situated on the popular Reddicap Heath Road, offering spacious and versatile accommodation arranged over two floors. The property has been thoughtfully extended to create a superb open plan kitchen, dining and family space, providing an excellent hub for modern family living and entertaining. The accommodation also benefits from a separate living room, utility area, downstairs WC, additional playroom/home office, four bedrooms, family bathroom and further separate WC. The property is ideally positioned for a range of local amenities, well regarded schools and excellent transport links, making it particularly well suited to families. Reddicap Heath Road provides convenient access to surrounding areas of Sutton Coldfield, with local shops, amenities and recreational facilities within easy reach, whilst nearby road and public transport links provide access towards Sutton Coldfield town centre and Birmingham. The property is further complemented by a generous rear garden with patio, artificial lawn and covered entertaining area. The property is approached via a tarmac driveway providing parking for multiple vehicles, with brick block paved surround and fencing to both sides.

**PORCH:** Part obscure PVC double glazed entrance door to front, two PVC double glazed windows to either side and laminate flooring.

**ENTRANCE HALL:** Obscure PVC double glazed door, radiator with cover, stairs rising to first floor landing and doors leading off to:

**LIVING ROOM:** 14'8" x 11'7" max (10'1" min) PVC double glazed window to front, radiator with cover, laminate flooring and space for a range of lounge furniture.

**EXTENDED OPEN PLAN KITCHEN, DINING & FAMILY ROOM:** 18'3" x 17'8" max (14'3" min) A superb extended open plan living space, fitted with a composite sink and drainer set into marble effect work surfaces with matching base units, wall units and drawers, tiled splashbacks, integrated fridge freezer, integrated bins, integrated dishwasher and integrated wine cooler. Space for a range style cooker with extractor hood over, breakfast island with matching marble effect work surface and base units beneath, together with space for breakfast bar seating. Further space for dining table and chairs and a separate family seating area. PVC double glazed bi folding doors open onto the rear garden, with additional PVC double glazed window to rear, two radiators, laminate flooring, door to storage cupboard and further door leading to:

**UTILITY AREA:** 10'6" x 7'7" Marble effect work surfaces with matching base and wall units, space and plumbing for washing machine and tumble dryer, space for an American style fridge freezer, tiled splashbacks and part obscure PVC double glazed door providing access to the side. Doors leading to downstairs WC and playroom.

**DOWNSTAIRS WC:** Obscure PVC double glazed window to rear, contemporary WC, hand wash basin set within vanity unit, half tiled surround and radiator.

**PLAYROOM / HOME OFFICE:** 16'10" x 7'5" PVC double glazed window to front, radiator and versatile space currently suited to a playroom, with excellent potential for use as a home office or additional reception space.

**FIRST FLOOR LANDING:** Obscure PVC double glazed window to side, loft access point with pull down ladder and doors leading off to:

**BEDROOM ONE:** 14'6" max x 12'6" min x 8'0" PVC double glazed window to front, radiator and space for a range of bedroom furniture.

**BEDROOM TWO:** 10'5" x 7'11" PVC double glazed window to rear, radiator, door to storage cupboard and space for bedroom furniture.

**BEDROOM THREE:** 13'8" x 8'0" PVC double glazed window to front, radiator and space for bedroom furniture.

**BEDROOM FOUR:** 9'5" x 6'0" PVC double glazed window to front, radiator and built in cupboard space. A versatile room ideal for use as a fourth bedroom, study or home office.

**FAMILY BATHROOM:** 10'8" x 7'1" Obscure PVC double glazed window to rear and modern suite comprising large walk in shower, panelled bath, low flushing WC and hand wash basin. Half tiled surround, laminate flooring and radiator.

**SEPARATE WC:** Obscure PVC double glazed window to rear, low flushing WC, hand wash basin set within vanity unit, tiled splashback and laminate flooring.

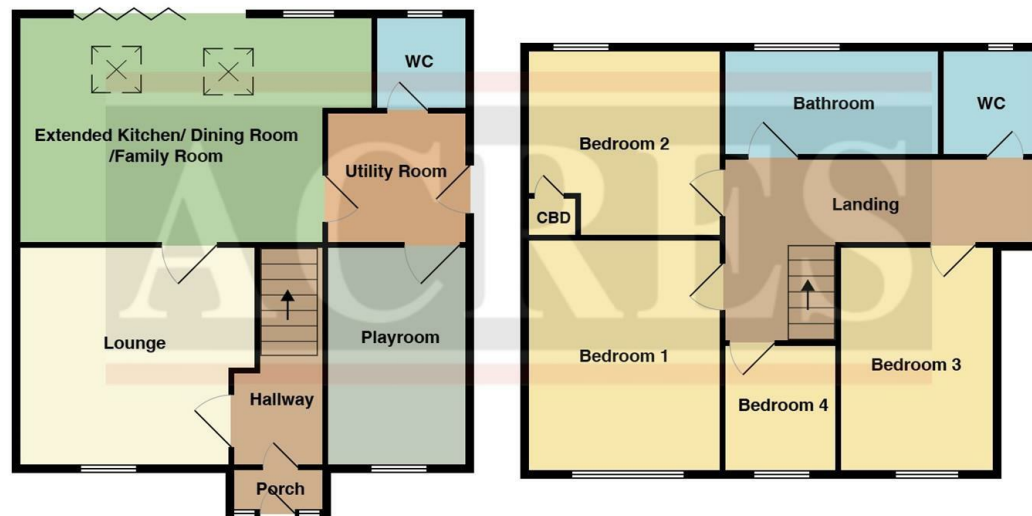
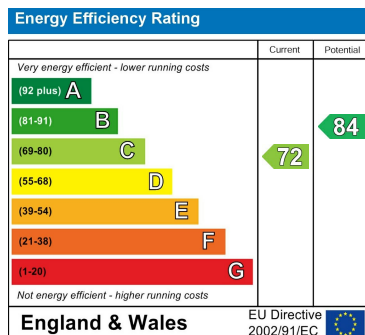
**REAR GARDEN:** The rear garden has been designed with entertaining and low maintenance living in mind, having a block paved patio area, artificial lawn and further block paved patio area to the rear. There is also a pergola covered seating and entertaining area, with fencing to all boundaries.



**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



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.