

ACRES
Collection



Address: 94 Tamworth Road, Sutton Coldfield, B75 6DH

OFFERS AROUND - £950,000



Situated along the highly sort after Tamworth Road in Sutton Coldfield, this impressive detached family home occupies a generous plot and offers a superb combination of spacious accommodation, versatile living areas and a beautifully established rear garden. The property is ideally positioned for access to Sutton Coldfield town centre, Boldmere and surrounding areas, with a wide range of shops, restaurants, local amenities and excellent transport links all within easy reach. The area also provides access to a selection of well regarded schools, making this an appealing location for growing families. Offering substantial and versatile accommodation throughout, this wonderful family home has been thoughtfully arranged to provide generous reception and entertaining spaces alongside five well proportioned bedrooms. The heart of the home is undoubtedly the impressive open plan kitchen and family area, complemented by a separate dining room, conservatory and spacious lounge. Outside, the established rear garden provides several areas for seating and entertaining, a large lawn, mature planting, summer house, greenhouse and allotment area, while the front provides ample off road parking and access to the garage. An internal inspection is essential to fully appreciate the size, presentation and versatility this exceptional family home has to offer.

Accessed via a tarmac driveway providing off road parking for multiple vehicles, with brick built wall frontage and side, mature planted borders and pathway leading to:

PORCH: Part PVC double glazed oak French doors to front, part PVC double glazed windows to side and quartz tile flooring.

ENTRANCE HALL: A decorative composite front entrance oak door with three obscure glazed panels, single glazed stained glass window to front, stairs rising to landing, column radiator, quartz tile flooring and doors leading off to:

LOUNGE: 13'04" x 13'02" PVC double glazed window to front, column radiator and an attractive open feature fireplace with decorative inset, tiled hearth and wooden surround.

DINING ROOM: 19'01" x 13'02" A particularly spacious reception room with PVC double glazed oak French doors opening into the conservatory, with PVC double glazed window panels to either side, further PVC double glazed window to side, oak wooden flooring and column radiator. An impressive open log burner sits centrally between the dining room and kitchen/family area, providing a wonderful focal point and featuring a stone hearth and surround.





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CONSERVATORY: 14'04" x 9'09" PVC double glazed oak French doors opening onto the rear garden, PVC double glazed windows to sides and rear, tiled flooring and radiator.

OPEN PLAN KITCHEN / FAMILY AREA

FAMILY AREA: 15'05" x 9'03" A superb additional family living space featuring an open log burner with stone hearth and surround, tiled flooring, built in storage cupboards to either side of the fireplace, door leading to a useful cupboard/office space, column radiator and double glazed bi folding doors opening directly onto the rear garden.

KITCHEN: 15'01" x 12'11" A beautifully appointed and generously proportioned kitchen fitted with double glazed bi folding doors to rear, Belfast style sink set into quartz work surfaces with matching base and wall units and drawers, incorporating inset drainer grooves. Integrated dishwasher, space for American style fridge freezer and space for a range style cooker. A central island provides further marble work surface with matching base units beneath and incorporates space for breakfast bar stools at either end. Quartz tile flooring, door to pantry cupboard and oak door leading to inner hall.

INNER HALL: Continuing tiled flooring, useful space for coats and shoes, further storage and doors leading to the integral garage and downstairs shower room.

DOWNSTAIRS SHOWER ROOM: Walk in shower/wet room with glass side screen, low flushing WC and hand wash basin set within a floating vanity unit. Tiled surround and tiled flooring.

LANDING: Double glazed skylight, loft access points and stairs leading to the different levels of the first floor accommodation.

BEDROOM ONE: 13'05" x 12'08" max / 10'05" min A spacious principal bedroom with PVC double glazed French doors opening to the rear and Juliet balcony overlooking the rear garden, together with PVC double glazed windows to either side. Column radiator, ample space for bedroom furniture and door leading to the walk in wardrobe.

BEDROOM TWO: 15'07" x 13'03" PVC double glazed windows overlooking the rear and side, radiator and ample space for a range of bedroom furniture.



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.





BEDROOM THREE: 13'05" x 11'02" PVC double glazed windows to front and side, radiator, built in wardrobes and door leading to ensuite.

ENSUITE: Obscure PVC double glazed window to front. Contemporary shower room comprising walk in shower/wet room, low flushing WC and floating hand wash basin with vanity unit. Tiled surround, tiled flooring and ladder style radiator.

BEDROOM FOUR: 11'11" x 10'03" max / 9'01" min PVC double glazed window to rear, radiator and space for bedroom furniture.

BEDROOM FIVE: 9'08" x 11'01" max / 9'01" min PVC double glazed windows to front and side, radiator, fitted wardrobes and space for further bedroom furniture.

WC: Low flushing WC, hand wash basin, tiled surround and tiled flooring.

FAMILY BATHROOM: Obscure PVC double glazed window to side. Fitted with a large walk in shower with side screen, freestanding bath, hand wash basin and low flushing WC. Tiled surround, tiled flooring and chrome effect ladder style radiator.

GARAGE: 15'02" x 9'04" Double opening doors to front, providing useful additional storage and utility space.

REAR GARDEN: A particularly attractive and well established rear garden providing an excellent degree of privacy and a number of versatile outdoor spaces. A paved patio area provides an ideal space for seating and entertaining, with decorative brick walling shaping the garden and steps leading up to a further paved patio area with pergola style covered seating area. Beyond this is a generous lawned garden bordered by mature shrubs, bushes and established trees to all sides. To the rear is a versatile summer house suitable for a variety of uses, together with a large timber shed providing excellent additional storage. The garden further benefits from a greenhouse and allotment area, making this an ideal outdoor space for those with an interest in gardening and growing their own produce. The combination of mature planting, established borders, multiple seating areas and extensive lawn makes this a wonderful garden for family enjoyment, entertaining and outdoor living.

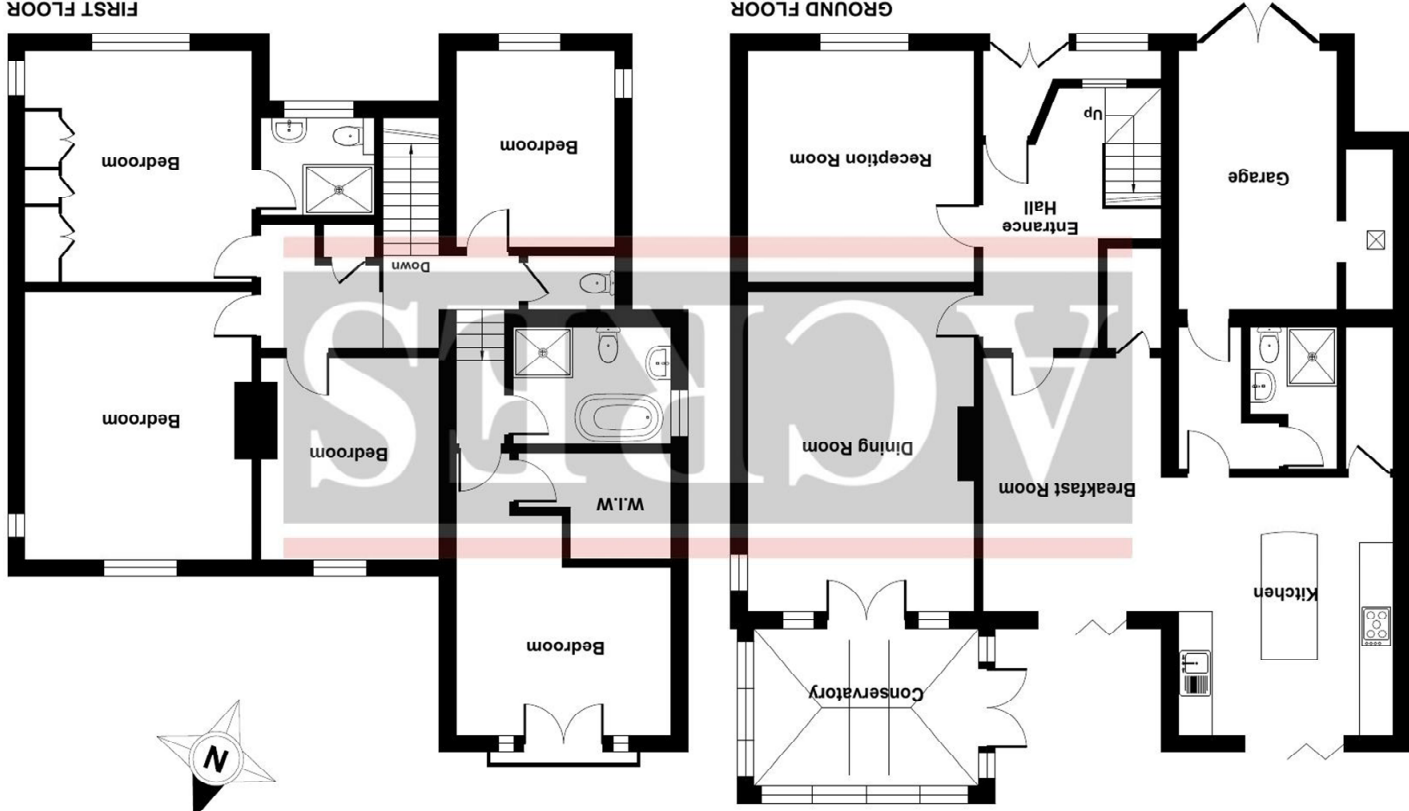




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Tamworth Road, Sutton Coldfield, B75

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS2 Residential). © nidecom 2026. Produced for Acres Estate Agent. REF: 1520041

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.

