



- Spacious detached family home
- Generous tarmac driveway
- Spacious lounge
- Breakfast kitchen
- Versatile study/family room
- Conservatory overlooking the rear garden
- Four good sized bedrooms
- Family bathroom & Ensuite
- Well maintained rear garden
- Viewing is recommended



**WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UG - OFFERS AROUND £475,000**

This well presented and spacious four bedroom detached family home offers versatile living accommodation throughout, making it an ideal purchase for growing families. Positioned behind a generous tarmac driveway providing ample off road parking for multiple vehicles, the property benefits from a thoughtfully designed layout including multiple reception rooms, a conservatory, fitted kitchen, guest WC, ensuite facilities, and a well maintained rear garden. The property is also located close to local shops, amenities and transport links. Internally, the property briefly comprises a welcoming entrance hallway, spacious lounge opening into the dining room, a breakfast kitchen, study/family room, conservatory, and guest WC to the ground floor. To the first floor are four well proportioned bedrooms, including a principal bedroom with ensuite, alongside a family bathroom. Further benefits include a garage for storage, side access, double glazing, and gas central heating throughout. Access is gained via a tarmac driveway providing off road parking for multiple vehicles, with fencing to both sides and leading to the porch.

**PORCH:** Part obscure PVC double glazed door to front with matching obscure glazed side panel, Karndeen flooring, space for coats and shoes, and door leading through to the hallway.

**HALLWAY:** Part obscure glazed entrance door, stairs rising to the first floor landing, Karndeen flooring, radiator, and doors leading off to the accommodation.

**LOUNGE:** 17'11" x 10'11" max (9'04" min) PVC double glazed window to rear, radiator, gas coal effect fire set on a marble hearth and inset with decorative surround, Karndeen flooring, and open access through to the dining room.

**DINING ROOM:** 11'04" x 9'07" PVC double glazed window and door to rear garden, radiator, Karndeen flooring, and ample space for dining furniture.

**KITCHEN:** 18'06" x 10'04" PVC double glazed window to front, double Belfast style sink set into work surfaces with matching base and wall units and drawers, integrated eye level double oven, space for washing machine, dishwasher, American style fridge freezer, and breakfast table. Further benefiting from tiled splashbacks, radiator, Karndeen flooring, and door to storage cupboard.

**STUDY/FAMILY ROOM:** 13'04" x 8'05" PVC double glazed patio doors leading to conservatory, radiator, and versatile space ideal for a home office, playroom, or additional sitting area.

**CONSERVATORY:** 9'06" x 8'06" PVC double glazed French doors to side, PVC double glazed windows to side and rear, tiled flooring, radiator, and suitable for use as an additional reception room.

**GUEST WC:** Obscure PVC double glazed window to side, low flushing WC, corner hand wash basin, and radiator.

**LANDING:** Obscure PVC double glazed window to front and doors leading to all bedrooms and bathroom accommodation.

**BEDROOM ONE:** 16'06" max x 13'04" min x 9'03" PVC double glazed window to rear, radiator, and fitted wardrobes.

**ENSUITE:** Obscure PVC double glazed window to side, low flushing WC, hand wash basin set within vanity unit, panelled bath, enclosed shower cubicle, tiled surrounds, and chrome effect ladder style radiator.

**BEDROOM TWO:** 13'04" x 9'02" PVC double glazed window to front, radiator, and built in wardrobe/storage cupboard.

**BEDROOM THREE:** 10'06" x 8'10" PVC double glazed window to rear, radiator, and built in wardrobe/storage cupboard.

**BEDROOM FOUR:** 10'05" x 9'01" PVC double glazed window to front, radiator, and built in wardrobe/storage cupboard.

**FAMILY BATHROOM:** Obscure PVC double glazed window to side, low flushing WC, hand wash basin set within vanity unit, panelled bath, enclosed shower cubicle, tiled surrounds, and chrome effect ladder style radiator.

**GARAGE:** Up and over garage door, ideal for storage.


**REAR GARDEN:** Paved patio seating area leading to a lawned garden with fencing to both sides and side access leading to the front of the property.

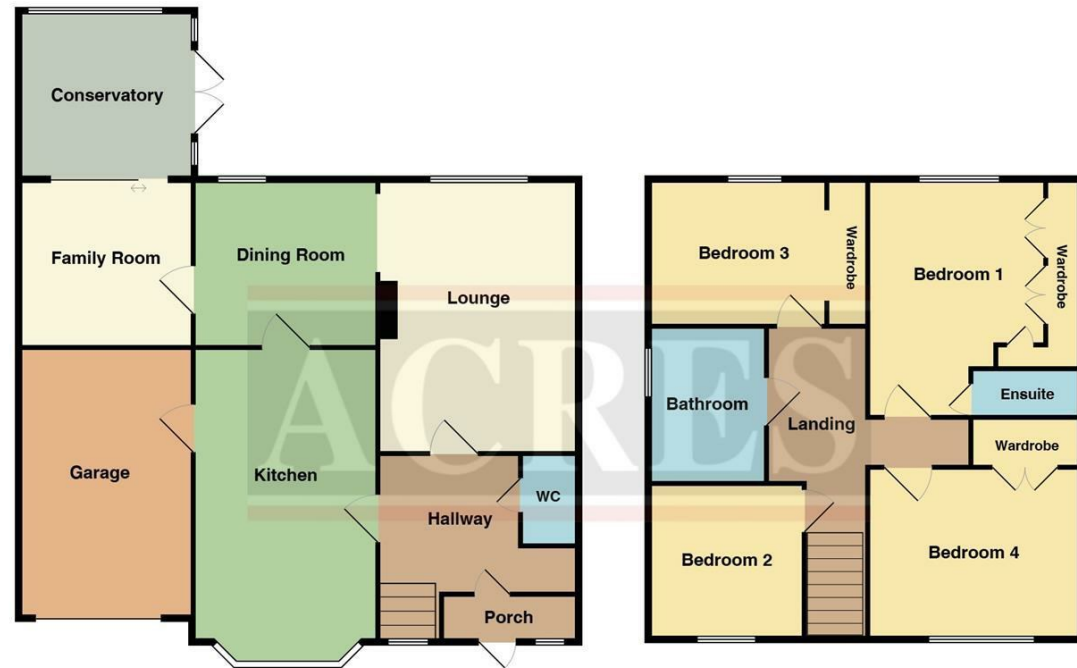


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

