ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
0121 321 2101 suttoncoldfield@acres.co.uk @ www.acres.co.uk



- Traditional three storey semi detached family home
- Sought after Royal Road location in Sutton Coldfield
- Four well proportioned bedrooms
- Three versatile reception rooms
- Character features throughout
- Spacious and well equipped fitted kitchen
- Ground floor guest WC and first floor family bathroom
- Generous block paved driveway
- Private rear garden
- Internal viewing is recommended





ROYAL ROAD, SUTTON COLDFIELD, B72 1SP - OFFERS OVER £475,000

Positioned on the ever popular Royal Road in Sutton Coldfield, this traditional semi detached three storey home enjoys a highly sought after residential setting. Ideally located for families and commuters alike, the property benefits from excellent nearby schooling, convenient transport links with easy access to Sutton Coldfield town centre and Birmingham beyond, and a wide range of local amenities including shops, cafés and everyday conveniences. The property is also within close proximity to the expansive Sutton Park, offering miles of natural woodland, lakes and open green space perfect for walking, cycling and outdoor leisure. This spacious and characterful home is arranged over three well proportioned floors and retains a wealth of original features throughout, including fireplaces and generous room proportions. The ground floor offers multiple reception spaces including a bay fronted dining room, a comfortable lounge with access to the rear garden, and a versatile breakfast/sitting room, alongside a well equipped kitchen and guest WC. To the upper floors are four bedrooms, including an impressive principal suite occupying the second floor with a walk in wardrobe and ensuite, complemented by a family bathroom serving the remaining bedrooms. Externally, the property boasts a generous driveway to the front and a private, mature rear garden with patio, lawn, decking area and a further section ideal for additional use such as an allotment, making this a superb home offering both space and potential.
Accessed via a block paved driveway providing off road parking for multiple vehicles, leading to:

ENTRANCE HALL: Composite front entrance door with two obscure glazed panels, PVC double glazed window to side, radiator, wooden flooring, stairs rising to first floor, and doors leading to:

DINING ROOM: 17'04" max (13'10" min) x 11'11" PVC double glazed bay window to front, radiator, wooden flooring, original feature fireplace with tiled hearth inset and wooden surround.

LOUNGE: 15'05" x 10'04" Aluminium patio doors to rear, radiator, wooden flooring, original coal fire with tiled inset hearth and decorative surround.

BREAKFAST ROOM: 10'08" x 8'07" PVC double glazed window to side, radiator, wooden flooring, ideal as a sitting room or breakfast area.

KITCHEN: 13'10" max (10'00" min x 9'10") PVC double glazed windows to side and rear, composite sink and drainer set into wood effect work surfaces with matching base and wall units and drawers, space for fridge freezer, space for washing machine, integrated dishwasher, space for Rangemaster style oven with extractor hood over, wooden flooring, column radiator, and door to rear garden.

GUEST WC: Obscure PVC double glazed window to side, low flushing WC, hand wash basin set in vanity unit, radiator.

FIRST FLOOR LANDING: Obscure PVC double glazed window to side, stairs to second floor, doors leading to:

BEDROOM TWO: 13'11" x 10'10" PVC double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE: 14'11" x 10'04" PVC double glazed window to rear, radiator, space for bedroom furniture.

BEDROOM FOUR: PVC double glazed window to side, radiator, space for bedroom furniture, original feature fireplace.

FAMILY BATHROOM: 8'02" x 6'11" Obscure PVC double glazed windows to front and side, panelled bath with shower over and glass side screen, low flushing WC, hand wash basin, tiled flooring, half tiled walls, chrome effect ladder style radiator.

SECOND FLOOR LANDING: PVC double glazed window to side, door leading to:

BEDROOM ONE: 16'10" x 11'03" PVC double glazed window to rear, double glazed skylight to front, two radiators, original feature fireplace, built in walk in wardrobe/cupboard, ample space for furniture

ENSUITE: Double glazed skylight to rear, enclosed corner shower, low flushing WC, hand wash basin with tiled splashback, tiled flooring, chrome effect ladder style radiator.

REAR GARDEN: Block paved patio area suitable for seating, leading to a lawned garden with mature shrubs and bushes to both sides providing privacy. Decking area to the rear and a further fenced section of garden, ideal for use as an allotment or additional garden space.





















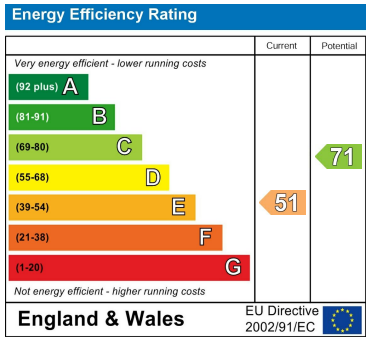
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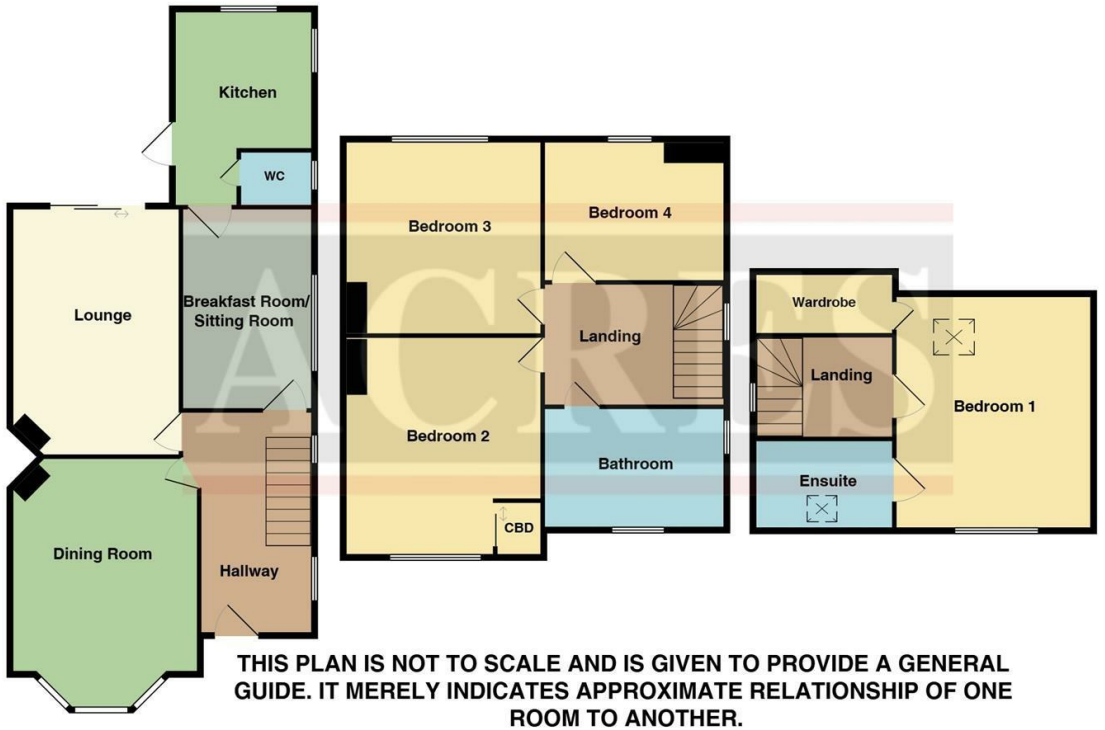
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.