

# ACRES

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www.acres.co.uk



- Extended semi detached family home
- Three well proportioned bedrooms
- Stylish sitting room
- Impressive extended rear lounge
- Versatile playroom/home office/potential fourth bedroom
- Modern breakfast kitchen
- Contemporary ground floor shower room
- Spacious driveway
- Generous and private rear garden
- Viewing is recommended



**SHIPTON ROAD, SUTTON COLDFIELD, B72 1NR - OFFERS OVER £425,000**

We are pleased to offer for sale this well presented and thoughtfully extended semi detached home, positioned on the ever popular Shipton Road in Sutton Coldfield. Set within a well regarded residential location, the property benefits from excellent access to local amenities, sought after schools and convenient transport links, and is being sold with no chain. This home has been enhanced to create generous and versatile living accommodation, ideal for modern family life.

Internally, the property is approached via an attractive entrance porch leading into a welcoming hallway, and briefly comprises a charming sitting room with bay window, an impressive extended rear family lounge with doors onto the garden, a versatile playroom/home office (formerly the garage), a stunning modern breakfast kitchen fitted with high gloss units, and a contemporary guest shower room. To the first floor are three well proportioned bedrooms and a family bathroom with a white suite. Externally, the property offers a large fore garden providing ample off road parking, while to the rear is a particularly long and private garden with multiple patio areas and a generous lawn, perfect for outdoor entertaining and family enjoyment.

**ACCESS** Via a brick block fore garden with stone chipped area providing multiple parking spaces.

**ENCLOSED PORCH:** Having tiled floor, timber glazed door with opaque double glazed panel to side, and further double glazed leaded light door with opaque glazed panel leading into:

**HALLWAY:** Having newel and balustrade staircase to first floor, radiator, spotlights to ceiling, door into under stairs storage cupboard and further doors leading to:

**GUEST SHOWER ROOM:** Having a self contained shower cubicle with fitted shower and rinser aid, close coupled WC, wash hand basin, double glazed opaque window to side, spotlights to ceiling, chrome ladder style radiator/towel rail, fully tiled walls and floor.

**SITTING ROOM:** 12'5" max into bay 9'10" min x 11'6" Having a double glazed bay window to front, radiator and coving to ceiling.

**EXTENDED REAR LOUNGE:** 20'7" x 10'10" max 10'2" min A superb family space with coving to ceiling, radiator and double glazed double opening doors leading out to the rear garden.

**PLAYROOM / HOME OFFICE:** 14'11" x 6'9" (formerly garage) Having coving to ceiling, radiator, timber effect flooring and double glazed window to front.

**KITCHEN:** Fitted with a range of high gloss modern styled units incorporating drawer, base and eye level cupboards, integrated dishwasher and washing machine, fitted electric oven with integrated microwave, space for American style fridge freezer, five ring gas hob with extractor hood over, vertical radiator, complementary work surfaces and splashbacks, oversized tiled floor, double glazed window and door to rear.

**FIRST FLOOR LANDING:** Having window to side, access to loft and doors leading to:

**BEDROOM ONE:** 12'10" max into bay 9'10" x 8'0" min to wardrobe front 10'0" max into wardrobe Having double glazed bay window to front, radiator and fitted wardrobes to one wall.

**BEDROOM TWO:** 12'7" x 8'7" min to wardrobe front 10'5" max into wardrobe A second double bedroom with double glazed window to rear, radiator and fitted wardrobes to one wall.

**BEDROOM THREE:** 7'8" x 6'2" Having double glazed window to front and radiator.

**BATHROOM:** Having a suite comprising panelled bath with shower over and rinser aid, close coupled WC, wash hand basin, chrome ladder style radiator/towel rail, spotlights to ceiling, double glazed opaque window to rear and tiling to walls.

**REAR GARDEN:** A standout feature of the property, offering a brick blocked patio area leading to a shaped lawn with further patio seating areas, pathway to the rear, a covered seating area with pagoda and useful garden storage, providing a private and versatile outdoor space ideal for entertaining and family use.

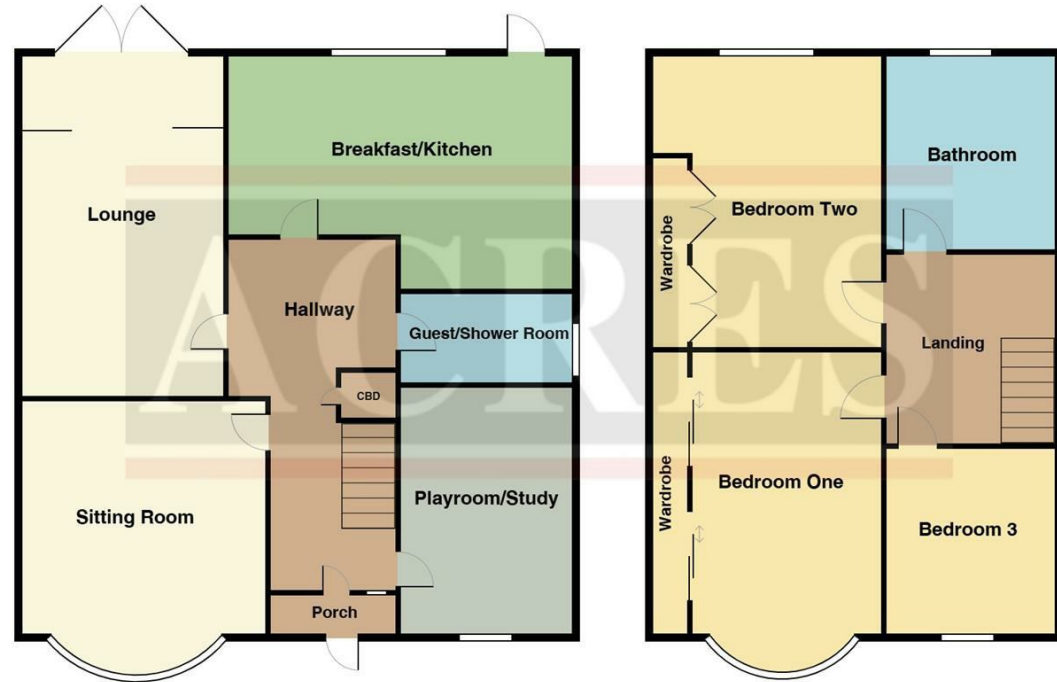


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :**

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

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>82</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>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>58</b>                                   |                         |
| <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.