ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Deceptively spacious semi-detached family home
- Highly sought after central location
- Close to schools, shops and amenities
- Excellent transport links nearby
- Two ground floor double bedrooms
- Spacious lounge/dining room and conservatory
- Fitted breakfast kitchen
- Large first floor master bedroom
- Potential for further accommodation (Subject to planning permission)
- Driveway, garage and attractive rear garden





MANEY HILL ROAD, SUTTON COLDFIELD, B72 1JR - OFFERS AROUND £365,000

Situated in a highly sought after and convenient central location, this deceptively spacious and well presented freehold semi detached family home is ideally positioned for access to well regarded local schools, a range of shops, supermarkets, restaurants and cafes. Sutton Coldfield also offers excellent transport links, including the Cross City rail line, providing convenient access towards Birmingham and beyond.

The property benefits from gas central heating and PVC double glazing throughout and offers generous and versatile accommodation arranged over two floors. With two ground floor double bedrooms, one of which is currently utilised as a second lounge, together with a substantial first floor master bedroom and large walk in eaves area offering excellent potential for further conversion, the property is ideal for a growing family. We highly recommend an internal inspection to fully appreciate the size and flexibility of the accommodation.

Set back from the roadway behind a twin car tarmac driveway, with lawned fore garden and pathway leading to the property.

Enclosed Porch:
Double glazed window to front, part obscure PVC double glazed door leading into:

Reception Hall:
Radiator, useful linen cupboard and doors leading off to the ground floor accommodation.

Lounge/Dining Room:
20'3" x 12'10"
PVC double glazed window to rear, attractive Minster style fireplace with tiled hearth and mantle, housing a cobble style electric fire. The dining area has double glazed patio doors opening into the conservatory and two radiators.

Conservatory:
8'9" x 8'6"
PVC double glazed French doors opening onto the rear garden, radiator and tiled floor.

Fitted Breakfast Kitchen:
11'7" x 11'0"
PVC double glazed window to front, single drainer sink unit with base cupboard beneath, further range of fitted base and wall units incorporating drawers, rolled edge work surfaces with tiled splash backs, stainless steel oven with separate grill, matching gas hob and breakfast bar providing seating and tiled floor.

Utility/Side Passageway:
32'5" x 6'3" maximum narrowing to 3'9"
Useful additional space with PVC double glazed doors providing access to both the front and rear. Single drainer sink unit with base cupboard beneath, further base storage units, worktop, recesses and space for appliances.

Bedroom Two/Second Lounge:
14'2" x 11'9"
A versatile double room currently used as a second lounge, having PVC double glazed window and French doors to front, radiator and coal effect electric fire set within a marble hearth with matching recess and timber fire surround.

Bedroom Three:
9'10" x 8'6"
PVC double glazed window to rear and radiator.

Family Bathroom:
Having two obscure double glazed windows to side and a matching white suite comprising panelled bath, wash hand basin, low flushing WC and separate shower cubicle. Tiled splash backs and radiator.

First Floor Landing:
Stairs rise to the first floor master bedroom.

Bedroom One:
20'8" maximum x 13'0" minimum x 12'10" maximum x 10'3" minimum
A substantial master bedroom with PVC double glazed windows to both front and rear, double radiator and door leading to:

Large Walk In Eaves Area:
19'6" minimum x 10'9" minimum
A substantial boarded eaves area with lighting, offering excellent scope, subject to the necessary planning permissions and building regulations, for further alteration or conversion to provide additional accommodation.

Garage:
19'0" x 9'9" maximum x 7'10" minimum
Having up and over door. Please check the suitability of your own vehicle.

Outside:
The rear garden is accessed from the conservatory and enjoys a paved patio area with useful store off, leading onto a two tiered lawned garden with a variety of mature shrubs and bushes. The garden enjoys an attractive elevated aspect overlooking Sutton Coldfield.





















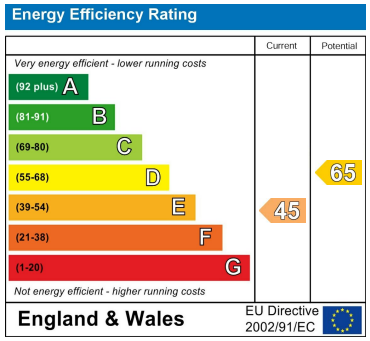
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

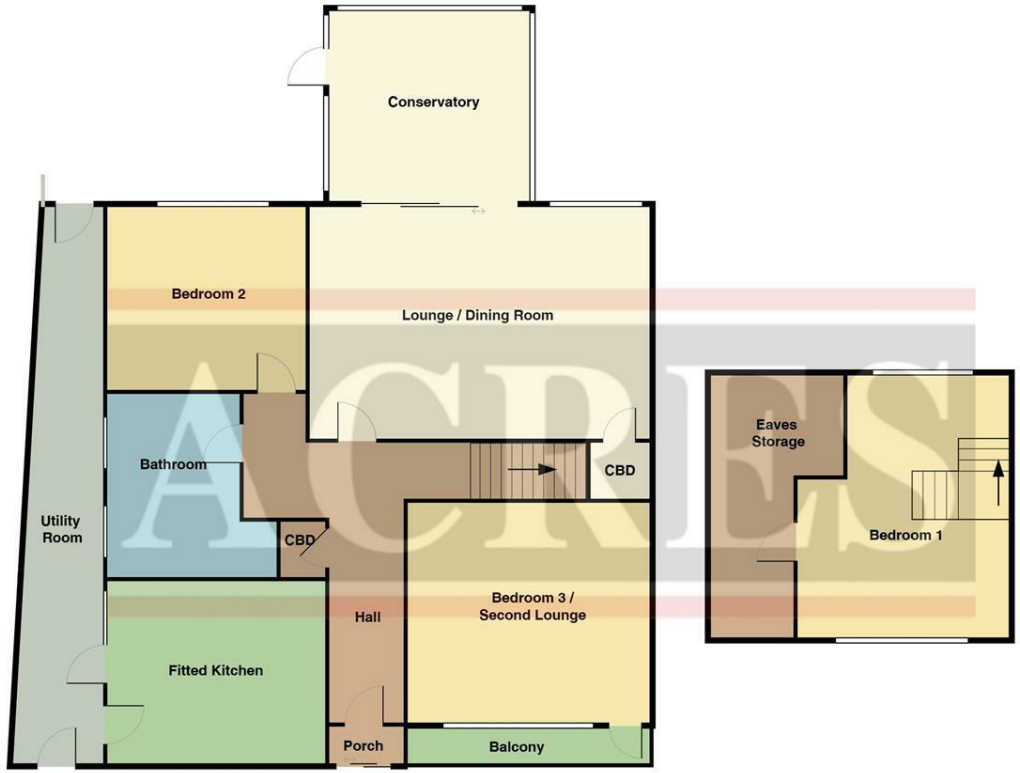
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.