

ACRES
Collection



28 Boulton Road, Sutton Coldfield, B72 1DW

OFFERS AROUND - £900,000



Situated within a highly sought after and peaceful cul de sac location in the heart of Sutton Coldfield, this exceptional five bedroom detached family residence offers an outstanding blend of luxury, practicality and contemporary living. Beautifully presented throughout and thoughtfully improved by the current owners, the property provides an abundance of versatile accommodation perfectly suited to modern family life. Positioned within easy reach of Wylde Green's excellent selection of shops, cafés, restaurants, well regarded schools, train station and regular bus routes, this remarkable home combines convenience with an enviable residential setting. From the moment you arrive, the quality and attention to detail are immediately evident. A generous block paved driveway provides ample off road parking, whilst the beautifully landscaped frontage creates an impressive first impression. Internally, the accommodation flows effortlessly from elegant reception rooms into a stunning open plan kitchen and dining space, creating the perfect environment for both everyday family living and entertaining. The property further benefits from five well proportioned bedrooms, two luxurious ensuite facilities, a beautifully appointed family bathroom and a magnificent rear garden featuring multiple entertaining areas and a charming secret garden retreat, making this one of the finest family homes available within the area.

HALLWAY: Accessed via a composite entrance door with obscure glazed centre panels and matching obscure side panels. Oak flooring flows throughout the space, complemented by two radiators with decorative covers. Stairs rise to the first floor accommodation whilst doors provide access to the WC, understairs storage cupboard and further reception rooms.

LOUNGE: 17'05" max / 14'05" min x 11'11" A superb formal reception room featuring a PVC double glazed bay window to the front elevation fitted with recently installed shutters. Radiator, ample space for lounge furniture and a bright, welcoming atmosphere.

SITTING ROOM: 21'11" max / 20'04" min x 14'08" An impressive principal living space enjoying views and access onto the rear garden through two sets of PVC double glazed French doors. Four radiators ensure year round comfort, whilst a charming coal effect electric fire set upon a marble hearth with stone surround creates an attractive focal point. Wood effect flooring, ample seating space and double doors opening into the kitchen/dining area.



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OPEN PLAN KITCHEN/DINING ROOM: 19'08" x 13'09" Undoubtedly the heart of the home, this magnificent open plan space has been designed with entertaining and family living in mind. Featuring PVC double glazed windows and French doors to both the side and rear elevations, the room is flooded with natural light. A central granite topped island incorporates a circular stainless steel sink, breakfast bar seating and additional storage. Further matching wall and base units are complemented by granite work surfaces housing an additional one and a half bowl stainless steel sink with inset drainer grooves. Integrated appliances include a five ring induction hob, two eye level double ovens and an eye level steam oven with warming drawer. There is space for an American style fridge freezer, integrated dishwasher, radiator, tiled flooring and ample room for a substantial dining table and chairs. Door leading to:

UTILITY ROOM: 8'03" x 6'02" Fitted with matching base units and granite work surfaces incorporating a Belfast style sink. Obscure PVC double glazed window to side, space and plumbing for washing machine, tiled flooring and internal access to the garage.

GUEST WC: Beautifully appointed with an obscure PVC double glazed window to side, low flushing WC, hand wash basin with tiled splashback and contemporary column radiator.

LANDING: Featuring a double glazed skylight allowing natural light to flood the space, loft access, storage cupboard and doors leading to all bedrooms and bathroom.

BEDROOM ONE: 18'00" max / 14'11" min x 12'05" A luxurious principal bedroom boasting a PVC double glazed bay window overlooking the rear garden, complete with newly fitted shutters. Radiator, extensive space for bedroom furnishings and door leading to:

ENSUITE & DRESSING AREA: 13'03" x 8'05" max / 4'04" min Beautifully renovated and finished to a high specification, comprising a large walk in shower with glass screen, low flushing WC and his and hers hand wash basin's set within a vanity unit. Two chrome ladder style radiators, double glazed skylight and obscure side window featuring stained glass detailing. Door leading into a dedicated dressing area with skylights to side and rear.



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 TWO: 13'10" x 12'04" PVC double glazed window overlooking the rear garden, radiator and ample space for furnishings. Open access into a dressing area with room for freestanding wardrobes and door leading to:

ENSUITE SHOWER ROOM: Stylishly re fitted with a contemporary suite comprising walk in shower with glass screen, low flushing WC, floating vanity hand wash basin, tiled flooring, heated ladder radiator and obscure PVC double glazed window to side.

BEDROOM THREE: 12'00" x 11'11" PVC double glazed window to front, radiator and fitted double and single wardrobes/cupboards providing excellent storage.

BEDROOM FOUR: 11'10" x 8'02" PVC double glazed window to front, radiator and versatile space suitable as a bedroom, study or home office.

BEDROOM FIVE: 9'00" x 6'05" PVC double glazed window to front, radiator and ideal as a nursery, dressing room or additional home office.

FAMILY BATHROOM: 10'10" x 6'02" Beautifully renovated with a contemporary suite comprising a freestanding bath, large walk in shower with glass screen, low flushing WC and vanity hand wash basin. Obscure PVC double glazed window to side, tiled flooring and heated ladder style radiator.

REAR GARDEN: A true highlight of the property, thoughtfully landscaped to create multiple areas for relaxation and entertaining. Immediately to the rear is an extensive stone paved patio perfect for outdoor dining and social gatherings. Beyond lies a generous lawned garden with a paved pathway leading to a pergola covered entertainment area. Mature trees, shrubs and established planting provide privacy and colour throughout the seasons. The garden continues to reveal a delightful secret garden area featuring a built in log burner and seating space, offering endless possibilities for new owners to enjoy. Side access returns to the front of the property.

GARAGE: Accessed via double opening doors to the front and benefiting from an obscure PVC double glazed side window and side access door. Offering excellent storage and potential for conversion (subject to the necessary planning permissions and building regulations).

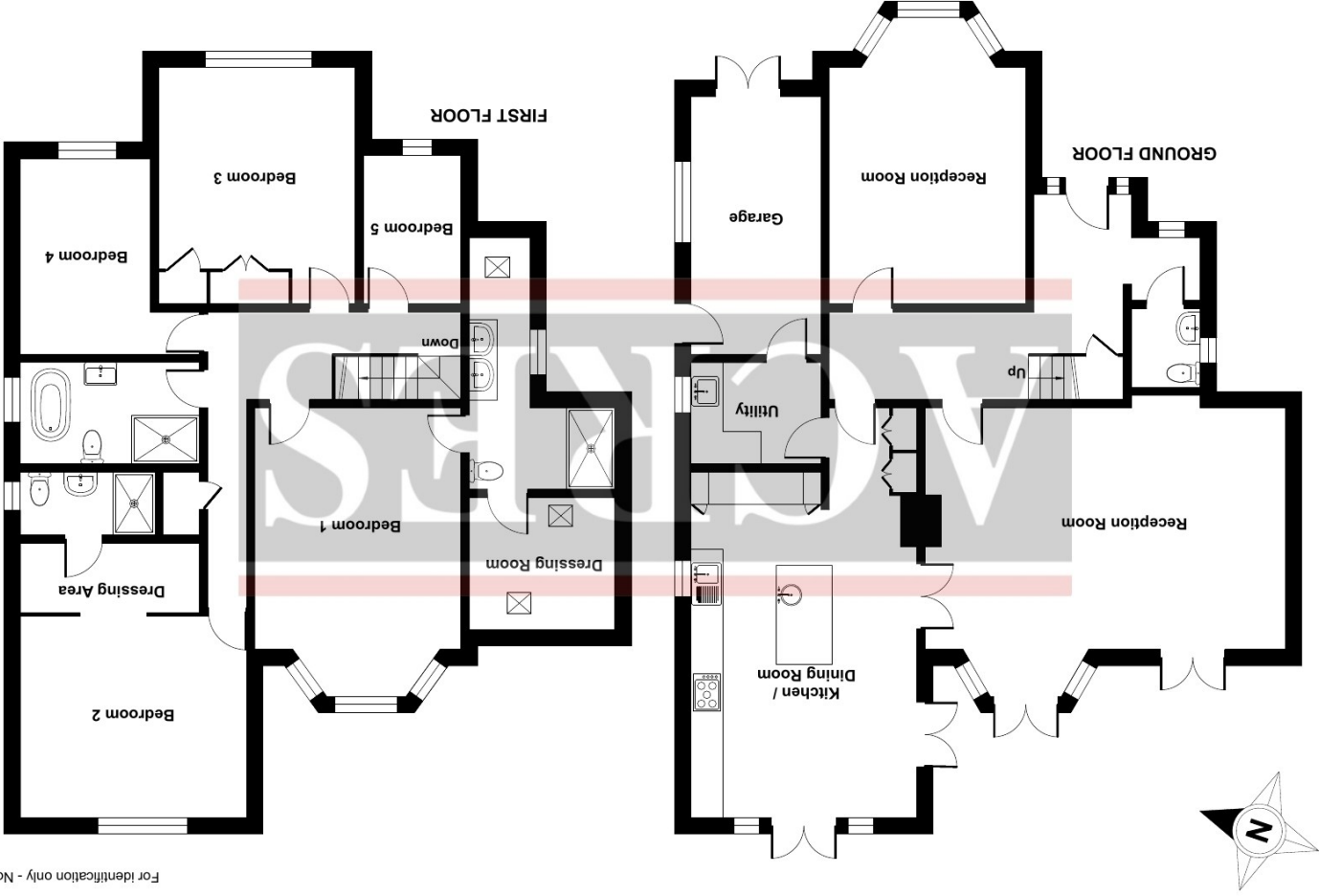




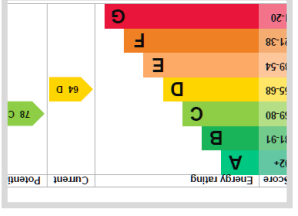
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Boulbee Road, Sutton Coldfield, B72

For identification only - Not to scale



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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.