

# ACRES

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www.acres.co.uk

- Spacious family home
- Cosy reception space
- Open plan kitchen/diner
- Playroom with garden access, utility space and guest W.C
- Three well proportioned bedrooms
- Family bathroom
- Ample off road parking for multiple vehicles
- Generous rear garden



**MAXSTOKE ROAD, SUTTON COLDFIELD, B73 5DR - £415,000**

This deceptively spacious family home offers a fantastic opportunity for buyers seeking versatile living accommodation, generous entertaining space and a well maintained rear garden ideal for modern family life. Set behind a substantial tarmac driveway providing ample off road parking for multiple vehicles, the property immediately impresses with its attractive frontage, stone raised display area and welcoming entrance porch. Internally, the home has been thoughtfully arranged to provide a comfortable blend of cosy reception space and practical day to day living. The heart of the home is undoubtedly the open plan kitchen/diner, perfectly designed for both family living and entertaining, featuring French doors opening onto the rear decking area, a charming log burner and ample dining space flooded with natural light. Further accommodation includes a spacious lounge with feature fireplace, additional playroom with garden access, utility space and guest W.C., whilst upstairs offers three well proportioned bedrooms and a family bathroom with both bath and separate walk in shower. Outside, the generous rear garden provides a private setting with newly laid decking, lawned areas and useful timber storage sheds, completing this superb family home. Access is gained via a tarmac driveway providing off road parking for multiple vehicles, with a stone raised corner display and brick wall border adding an attractive frontage.

**PORCH:** Leading into the property is the entrance porch with PVC double glazed French doors to the front, PVC double glazed side panel and tiled flooring.

**ENTRANCE HALL:** A wooden front entrance door with obscure decorative glazed panel to centre opens into the welcoming hallway, featuring wooden flooring, radiator with decorative cover, staircase rising to the first floor landing and further doors leading to:

**LOUNGE:** 17'00" x 11'11" max (10'09" min) PVC double glazed window to front, radiator, gas coal effect fire with marble hearth and decorative inset surround.

**KITCHEN/DINER:** 18'09" x 11'03" max (8'10" min) An open plan kitchen and dining area having PVC double glazed French doors to the rear with PVC double glazed windows to either side in a box bay style, allowing plenty of natural light throughout. Featuring a log burner fire set on a marble hearth, column style radiator and ample space for dining room furniture. The kitchen area comprises a porcelain sink and drainer set into marble work surfaces with matching base units, wall units and drawers, integrated dishwasher, range style oven and hob with extractor hood over, space for an American style fridge freezer, tiled splashbacks, opening to understairs storage and door leading to:

**UTILITY SPACE:** Space and plumbing for washing machine and tumble dryer.

**PLAYROOM:** 10'11" x 5'02" Obscure PVC double glazed window to side, wooden door leading to the garden, door to W.C. and internal access to the garage.

**W.C.** Low flushing W.C., hand wash basin set into vanity unit and half tiled walls.

**LANDING:** Obscure PVC double glazed window to side, loft access point with pull down ladders and doors leading to:

**BEDROOM ONE:** 15'00" max (12'07" min) x 11'04" PVC double glazed box bay window to front, radiator and ample space for bedroom furniture.

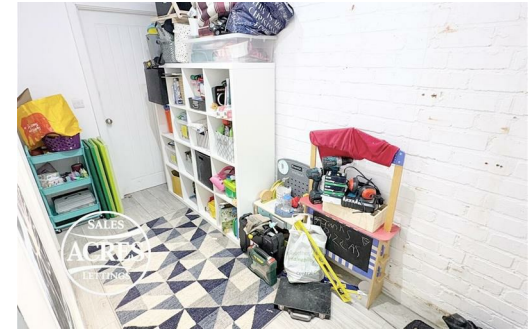
**BEDROOM TWO:** 13'07" max (11'01" min) x 12'01" PVC double glazed box bay window to rear, radiator and space for bedroom furniture.

**BEDROOM THREE:** 9'05" max (6'08" min) x 7'06" PVC double glazed window to front and radiator.

**BATHROOM:** Having two obscure PVC double glazed windows, one to side and one to rear, panelled bath with shower attachment, walk in shower cubicle, low flushing W.C., hand wash basin, half tiled walls and chrome effect ladder style radiator.

**REAR GARDEN:** A generously sized rear garden featuring a newly laid decking area ideal for seating and entertaining, lawned garden area, hedges to one side providing privacy and two timber sheds to the rear offering additional storage.

**GARAGE/STORE:** Up and over garage door to front with useful storage space. (Please check the suitability of this garage for your own vehicle)




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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 :** D                      **COUNCIL :**

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

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