ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Beautifully presented and extended detached family home
- Prime Wylde Green location
- Excellent selection of local schools nearby
- Three spacious bedrooms
- Impressive extended breakfast kitchen
- Two generous reception rooms
- Contemporary family bathroom and WC
- Generous block paved driveway
- Private, established rear garden
- Viewing is Highly recommended

HOLIFAST ROAD, SUTTON COLDFIELD, B72 1AE - OFFERS AROUND £585,000

A beautifully presented and substantially extended detached family home, ideally positioned in a prime and highly sought after location. Offering spacious and versatile accommodation throughout, this impressive property combines attractive features with stylish modern finishes, making it an ideal choice for growing families. The property is conveniently situated close to the excellent range of shops and amenities available in Wylde Green, as well as Wylde Green railway station, providing convenient transport links for commuters. There are also a number of well regarded schools nearby, together with a variety of local amenities, making this an excellent location for family living. The property is accessed via a generous block paved driveway providing parking for multiple vehicles, complemented by a decorative, mature corner display to both the front and side. A matching block paved pathway and step lead beneath the canopy porch to the entrance door.

ENTRANCE HALL: A stylish wooden entrance door with an obscured decorative central panel and two obscured windows to either side opens into the welcoming entrance hall. The hall features a radiator, stairs rising to the first floor landing, laminate wood effect flooring, a useful storage
cupboard and doors leading to the principal ground floor accommodation.

LOUNGE: 16'00" max x 12'05" A well proportioned reception room featuring a PVC double glazed bay window overlooking the front, radiator and ample space for a range of lounge furniture.

SITTING ROOM: 20'04" x 12'05 A superbly proportioned second reception room, ideal for use as a sitting room or dining room. PVC double glazed French doors open onto the rear garden, complemented by PVC double glazed windows to either side, allowing an abundance of natural light into the room. Further benefits include a radiator, laminate flooring and ample space for a variety of sitting room or dining furniture.

EXTENDED BREAKFAST KITCHEN: 17'00" max x 7'10" min x 16'04" max x 12'06" min A stunning extended breakfast kitchen forming a particular feature of the property. The room benefits from PVC double glazed French doors opening onto the rear garden, with floor to ceiling PVC double glazed windows to either side, creating a bright and impressive living space. The kitchen is fitted with a contemporary range of high gloss wall and base units incorporating drawers, complemented by marble effect work surfaces and a composite sink and drainer. Integrated appliances include an eye level oven and grill, dishwasher, tall fridge, and an under counter freezer. There is also a five ring gas hob with extractor hood over and tiled splashback. Further features include tiled flooring, radiator and a door leading through to the utility room.

UTILITY ROOM: 8'01" x 6'04" Fitted with a high gloss wall cupboard and providing space and plumbing for a washing machine and tumble dryer. The room benefits from a part obscured PVC double glazed window to the side, tiled flooring and radiator.

GUEST WC: Fitted with a low flushing WC and hand wash basin set within a vanity unit, with tiled splashback and tiled flooring.

FIRST FLOOR LANDING: The first floor landing benefits from an obscured PVC double glazed window to the side and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE: 16'07" max x 12'05" A spacious principal bedroom featuring a PVC double glazed bay window overlooking the front, radiator, wooden flooring and ample space for a range of bedroom furniture.

BEDROOM TWO: 13'00" x 12'06" A well proportioned double bedroom with PVC double glazed window overlooking the rear, radiator and space for a range of bedroom furniture.

BEDROOM THREE: 9'04" x 7'11" A versatile third bedroom with PVC double glazed window to the front, radiator, wooden flooring and space for bedroom furniture, including a double bed.

FAMILY BATHROOM: 8'10" x 7'10" A contemporary family bathroom with an obscured PVC double glazed window overlooking the rear. The stylish suite comprises an enclosed walk in shower with tiled surround, freestanding bath, low flushing WC and floating hand wash basin.

GARAGE: 16'01" x 8'07" A useful integral garage with double opening doors to the front, providing excellent additional storage space and offering potential for conversion, subject to the necessary planning permissions and consents. (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: The rear garden provides an excellent space for outdoor entertaining and family enjoyment. A paved patio area immediately adjoining the kitchen provides an ideal setting for outdoor seating and entertaining, with an established border to one side. Paved steps lead up to the lawned garden, which is enclosed by mature bushes to both sides and continues towards the rear of the garden. A further newly laid stone paved patio provides an additional seating and entertaining area, surrounded by established shrubs, bushes and trees. The mature planting creates a particularly private and secluded setting, making the garden an attractive extension of the home's living accommodation.

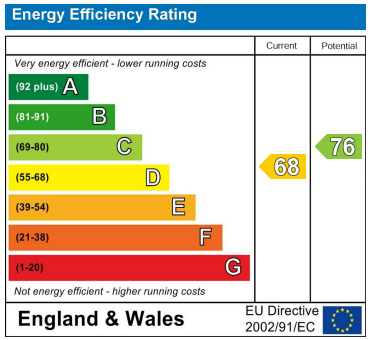
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

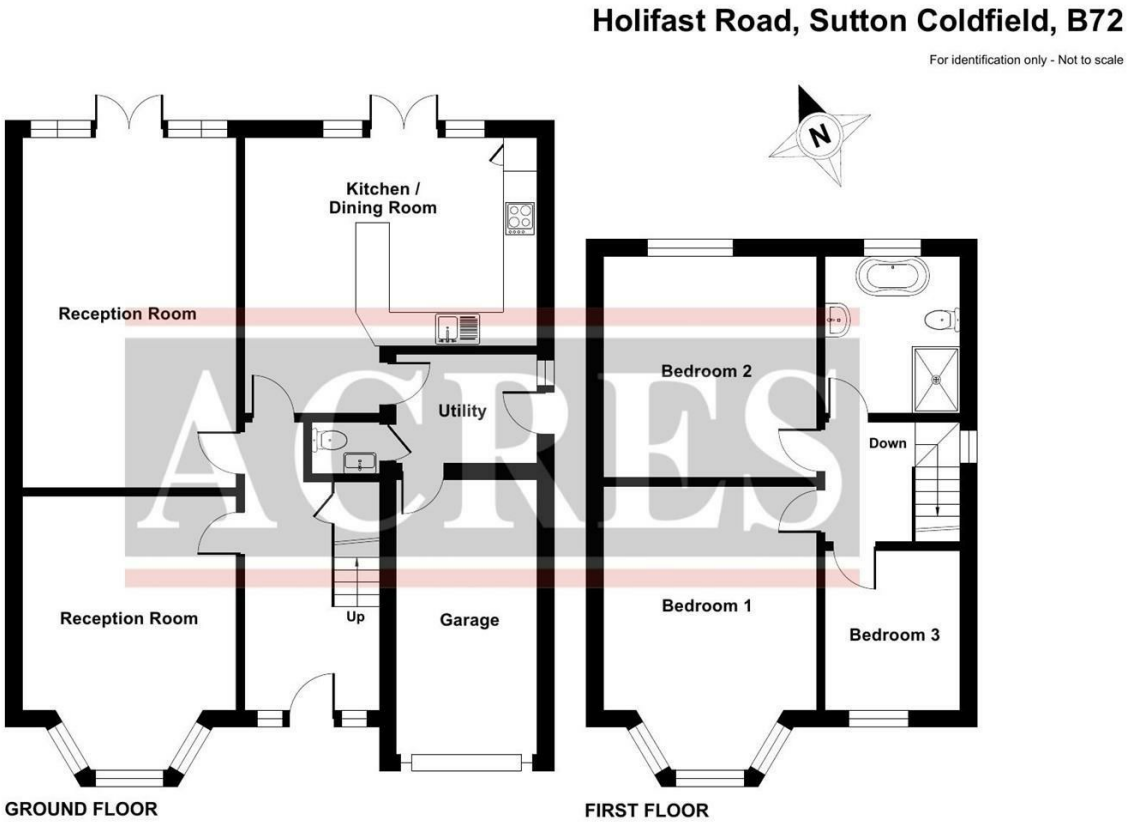
The Property Ombudsman

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 : E COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101





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.