

ACRES

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- COMPLETELY RENOVATED & UPDATED
- Three double bedrooms
- Superb family shower room
- Considerable lounge through dining room
- Brand new fitted breakfast kitchen
- Attractive downstairs guest cloakroom/WC
- Multivehicle drive to fore
- Expansive rear garden with renewed patio
- Recessed side garage/store
- Underfloor heating and instant hot water (where specified)



SPRINGFIELD CRESCENT, SUTTON COLDFIELD, B76 2SS - PRICE GUIDE £385,000

This fully renovated & thoughtfully extended three-bedroom freehold home sits within a popular Sutton Coldfield estate, enjoying close proximity to highly regarded schools for all ages. Reimagined with care & finished with a modern, stylish palette, the property offers generous living spaces & a level of detail that reflects a clear commitment to creating an ideal family setting. Everyday amenities are conveniently close by, including essential shops within walking distance, while regular bus services provide straightforward travel to neighbouring towns & the city centre. Presented in immaculate condition, the improvements made throughout the home extend far beyond the surface. Alongside gas central heating & renewed PVC double glazing (both where specified), further enhancements include underfloor heating in highlighted areas & an instant boiling-water tap in the kitchen. A welcoming porch leads into an inviting entrance hall, from which double doors reveal a substantial lounge flowing through to the dining area. This impressive space features a bespoke media wall complete with LED backlighting, TV recess & log-effect fire. Off the dining room sits a brand-new breakfast kitchen, designed with both practicality & contemporary styling in mind. A guest cloakroom completes the ground floor. Upstairs, three excellent-sized bedrooms await, each benefitting from increased ceiling heights that enhance the sense of space throughout. A beautifully finished family bathroom serves the accommodation. Outside, a generous driveway provides multi-vehicle parking with a lawn & shrubbery to the front. A shared side drive leads to a rear garage/store, offering potential for future conversion. The garden has been fully refreshed with a new patio & lawn, extending towards a raised gravel seating & dining area—an inviting spot for summer evenings. Internal viewing is strongly recommended to appreciate the quality, space & craftsmanship offered by this outstanding family home. EPC C.

Set back from the road behind a multi vehicular block paved drive with partial lawned garden area with bushes, access is gained into the accommodation via PVC double glazed canopy porch with windows to side into:

PORCH: PVC double glazed obscure door with windows to side opens into:

ENTRANCE HALL: Singular door opens to a guest cloakroom / WC, glazed double doors to lounge / dining room, stairs off to first floor.

LOUNGE THROUGH DINING ROOM: 33'04 x 31'08 x 12'06 PVC double glazed bay window to fore, media wall comprising shelving with LED backlights and wall panelling, electric inset log-effect fire with recess over for television, space for complete lounge suite, space for dining table and chairs, sky roof lantern over, bi-folding PVC double glazed doors open to rear garden, access is also provided into:

FITTED BREAKFAST KITCHEN: 14'03 x 6'08: PVC double glazed windows to rear, obscure door opens to side, integrated fridge / freezer, washing machine and double oven, edged work surface with inset sink unit having draining grooves cut to side, matching upstands, extractor over, instant hot water tap, four ring electric hob, access is provided back to dining area with space for breakfast stools.

GUEST CLOAKROOM / WC: Suite comprising low level WC and vanity wash hand basin, tiled flooring, door opens to airing cupboard / understairs storage, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 13'01 x 11'06 max / 10'11 min: PVC double glazed bay window to fore, space for double bed and complementing suite, raised ceiling level, radiator, door back to landing.

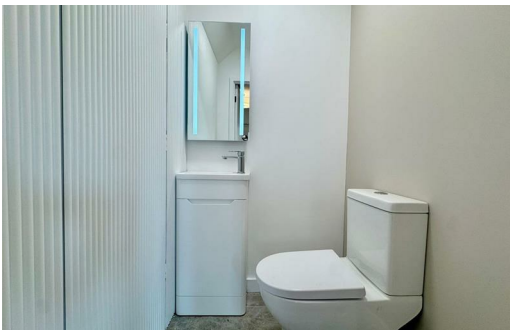
BEDROOM TWO: 11'06 x 10'01: PVC double glazed windows to rear, space for double bed and complementing suite, raised ceiling level, radiator, door back to landing.

BEDROOM THREE: 7'11 x 7'10: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, raised ceiling level, radiator, door back to landing.

FITTED BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, floating vanity wash hand basin and low level WC, towel radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: Renewed patio advances from the accommodation and leads to a prominent lawn, a raised rear garden area via a stone border offers a gravel ornamental garden space suitable for dining and entertaining, access is given back into the accommodation via bi-folding doors to lounge / dining room, access is also given to a:

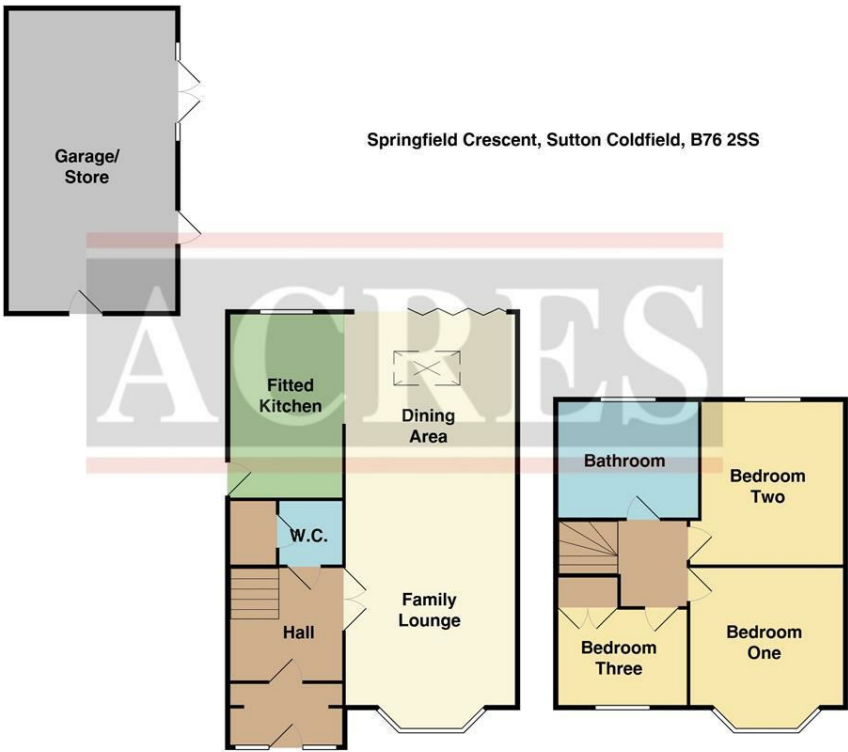
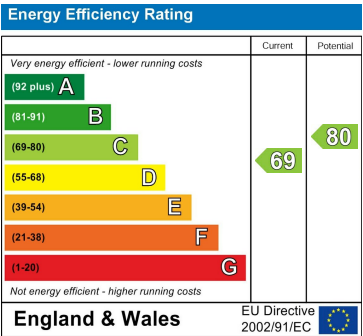
SUBSTANTIAL REAR GARAGE: 35'09 x 10'03: (please check suitability for your own vehicle use): Timber doors together with PVC double glazed doors to rear.



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)

COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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.