

**ACRES**  
*Collection*



*323a Brimingham Road, Sutton Coldfield, B72 1EH*



## OFFERS AROUND - £825,000

This impressive and substantially extended four bedroom detached family home offers an excellent combination of spacious and versatile accommodation, with the particularly desirable benefit of four bedrooms, all with their own en-suite facilities. Ideally situated along Birmingham Road, the property is conveniently positioned for the popular Wylde Green area, with Wylde Green High Street, local amenities, well regarded schools and Wylde Green Railway Station all within easy reach. The property is also well placed for access to Sutton Coldfield town centre, Sutton Park and the surrounding road network, making this an ideal home for families requiring generous accommodation in a convenient and well established location. Internally, the property has been thoughtfully extended and adapted to provide a superb amount of living and bedroom space, including a welcoming entrance porch and reception hall, dining room, fitted kitchen, impressive full width conservatory, utility area, downstairs WC, office and a particularly versatile additional sitting room which has been created from the original garage. To the first floor are four generous bedrooms, each benefiting from its own en suite, with the principal bedroom offering a dressing area, vaulted ceiling, three skylights and access to a rear balcony.

Externally, the property enjoys a block paved driveway providing parking for multiple vehicles, gated frontage and a private landscaped rear garden with patio and lawned areas. The property is approached via a block paved driveway providing parking for multiple vehicles, with two lawned areas to the front, enclosed by iron gates and fencing. There is also an EV charging point and access to the entrance porch.

**ENTRANCE PORCH:** Having PVC double glazed French doors to the front, with PVC double glazed windows to either side, tiled flooring and door leading into the reception hall.

**RECEPTION HALL:** Having the original wooden front door with an obscured central panel and double glazed window panels to either side with stained glass effect detailing, oak wooden flooring, three radiators. Doors lead to the principal ground floor accommodation.

**LOUNGE 19'0" x 15'0" plus 12'7"** A spacious and characterful reception room enjoying excellent natural light, with PVC double glazed bay window to the front, further PVC double glazed patio doors to conservatory. The room features an attractive fireplace with inset gas coal effect fire, tiled hearth and brick style centrepiece, creating an attractive focal point. Finished with oak wooden flooring, three radiators and ample space for a range of lounge furniture.





**DINING ROOM: 11'5" x 9'3" (3.48m x 2.82m)** Having PVC double glazed window overlooking the conservatory, radiator with radiator cover, oak wooden flooring, space for a dining table and chairs and open access leading through to the kitchen.

**KITCHEN: 15'10" x 9'3" (4.83m x 2.82m)** A well appointed kitchen having a PVC double glazed window to the rear and double glazed patio doors opening into the conservatory. The kitchen comprises a porcelain sink set into a marble effect work surface with matching base units, wall mounted cupboards and drawers, range style cooker with extractor hood over, tiled splashbacks, space and plumbing for a dishwasher, breakfast bar area, tiled flooring, radiator and integrated fridge freezer.

**CONSERVATORY: 32'6" x 7'5" (9.91m x 2.26m)** An impressive and particularly spacious conservatory providing an excellent additional reception area. Having two sets of PVC double glazed French doors to either side and a further set to the rear, PVC double glazed windows to the side and rear, two radiators, tiled flooring and two attractive atrium style skylights allowing plenty of natural light into the room. There are also steps leading directly up to the rear garden.

**GUEST WC:** Newly fitted and finished to an excellent standard, comprising a low flushing WC and hand wash basin set into a vanity unit, with tiled flooring.

**UTILITY AREA: 13'2" x 4'7" (4.01m x 1.40m)** Having PVC door providing side access, radiator, gold effect sink set into a marble effect work surface with matching base and wall units, space and plumbing for washing machine and tumble dryer, tiled splashback, tiled flooring and door leading through to the sitting room

**SITTING ROOM: 15'2" x 12'8" (4.62m x 3.86m)** A versatile additional reception room which has been created from the original garage, providing excellent flexibility for modern family living. Having two PVC double glazed windows, one to the side and one to the front, radiator and built in storage cupboard. This room could be utilised as a further sitting room, playroom, snug, home gym or potentially adapted to provide additional accommodation, subject to any necessary consents.

**OFFICE: 18'8" x 9'8" max (5.69m x 2.95m max), 7'3" min (2.21m min)** A particularly versatile room currently utilised as a home office. Having PVC double glazed bay window to the front, PVC double glazed French doors opening to the rear, radiator and ample space for a variety of furniture configurations.

**FIRST FLOOR LANDING:** A return staircase leads to the first floor landing, having a double glazed window to the front with stained glass effect detailing and a further PVC double glazed window to the front, flooding the landing with natural light. Doors lead to all four bedrooms.



**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 ONE: 23'11" max x 18'11" max (7.29m max x 5.77m max), 12'5" min x 8'1" min (3.78m min x 2.46m min)** A magnificent principal bedroom providing an impressive amount of space and an excellent range of features. Having PVC double glazed window to the front and two PVC double glazed windows to the rear, three radiators, oak wooden flooring, high vaulted ceiling with three double glazed skylights, generous dressing area and ample space for bedroom furniture. PVC double glazed door provides access to the rear balcony, offering an additional private outdoor space. Door leads to the en-suite.

**ENSUITE TO BEDROOM ONE:** Having PVC double glazed window to the front and double glazed skylight above. The contemporary suite comprises a freestanding bath, separate walk in shower with tiled splashback, low flushing WC and his and hers hand wash basins set into a vanity unit. Finished with tiled flooring and radiator.

**BEDROOM TWO: 12'8" x 10'2" (3.86m x 3.10m)** Having PVC double glazed window to the rear, radiator, space for bedroom furniture and door leading to the ensuite.

**ENSUITE TO BEDROOM TWO:** Having enclosed shower with tiled splashback, low flushing WC, hand wash basin set into vanity unit, tiled flooring, obscure PVC double glazed window to the rear and radiator.

**BEDROOM THREE: 9'11" x 9'11" (3.02m x 3.02m)** Having PVC double glazed window to the front, radiator, space for bedroom furniture and door leading to the en-suite.

**ENSUITE TO BEDROOM THREE:** Having obscure PVC double glazed window to the side, low flushing WC, corner shower with tiled splashback, hand wash basin set into vanity unit, tiled flooring and radiator.

**BEDROOM FOUR: 13'1" max x 11'6" (3.99m max x 3.51m)** Having PVC double glazed window to the rear, radiator, space for bedroom furniture and door leading to the en-suite.

**ENSUITE TO BEDROOM FOUR:** Having enclosed shower with tiled splashback, low flushing WC, hand wash basin set into vanity unit, tiled flooring and heated towel style radiator.

**REAR GARDEN:** The property benefits from a private and well established rear garden with a covered patio area and paved patio seating area, providing an excellent space for outdoor dining and entertaining. Paved steps lead up to the lawned garden, which has planted borders to the side and rear and an attractive central paved design feature. Further steps lead down towards the entrances to the conservatory.

There is side access from the front of the property, continuing around the side of the conservatory to the rear garden. The garden is enclosed by decorative brick walling to the side and rear, creating a private and established outdoor space.



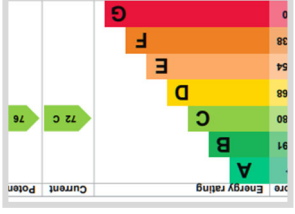


# Birmingham Road, Sutton Coldfield, B72

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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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.