



- Spacious family home situated on a highly sought after residential area
- Prime location close to schools, transport links, local shops and the stunning Sutton Park.
- Generous driveway
- Welcoming hallway with guests cloakroom.
- Lounge, Dining room.
- Modern fitted kitchen, Conservatory
- Additional family room, Separate Utility/Second kitchen
- Four Bedrooms, Family Bathroom
- Rear garden
- No Chain



**WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UH - AUCTION GUIDE £435,000**

Situated on a highly sought-after residential road, this freehold family home offers generous, well planned accommodation in a superb location. The property is perfectly positioned close to excellent schools, a range of shops, transport links and the beautiful surroundings of Sutton Park. It is an ideal choice for families seeking convenience, and space. With impressive frontage, multiple parking spaces and rear garden, this home ticks every box. The interiors are spacious and thoughtfully designed, featuring an entrance hall, guest's cloakroom, family lounge, dining room, modern fitted kitchen, family room (formerly the garage), utility/second kitchen and conservatory enjoying delightful garden views. To the first floor are four excellent bedrooms, including a master bedroom with en-suite, along with a well appointed family bathroom. Outside, the property benefits from a large brick blocked fore garden and a beautiful long rear garden with patio and generous lawned area offering an ideal setting for family living and entertaining.

**ENCLOSED PORCH:** Double glazed door with matching side panel, coving, ceiling spotlights, and glazed reception door to:

**HALLWAY:** Radiator, built-in shelving, staircase to first floor, coving to ceiling, doors to lounge, kitchen and cloakroom.

**GUEST CLOAKROOM:** Low flushing WC, wash hand basin, double glazed opaque window, tiled walls.

**LOUNGE:** 17'9" x 10'10" max (9'4" min to chimney breast) A spacious family living room with timber effect flooring, coving, contemporary inset pebble effect living flame fire, vertical radiator, double glazed internal window and sliding door to:

**DINING ROOM:** 11'3" x 10'3" Timber effect flooring, coving, vertical radiator, double glazed internal window and door leading into the conservatory.

**KITCHEN:** 18'6" x 9'1" plus door well Modern fitted kitchen with a range of light toned base and drawer units, four ring gas hob with splashback and extractor, full height oven/grill combination, integrated dishwasher and fridge freezer, sink beneath a double glazed bow window, timber effect work surfaces and upstands, tiled splashbacks, radiator, ceiling spotlights, understairs store cupboard.

**FAMILY ROOM:** (Formerly Garage) 8'4" max x 14'10" Timber effect floor, radiator, internal door to utility/second kitchen.

**UTILITY ROOM/ SECOND KITCHEN:** 13'8" x 8'4" Additional fitted units including base, drawer and eye-level cupboards, four ring gas hob with electric oven beneath, work surface, tiled splashbacks, one-and-a-half bowl sink under double glazed window, tiled floor, double glazed door to rear garden.

**CONSERVATORY:** 19'4" x 7'2" Brick and double glazed construction with windows to front and side and double opening doors to garden.

**LANDING:** Double glazed window to front, access to loft, doors to:

**BEDROOM ONE:** 15'10" x 9'3" max (7'4" min to wardrobe front) Double bedroom with timber effect flooring, double glazed window overlooking rear garden, fitted wardrobes with vanity area and overhead storage, vertical radiator, door to:

**ENSUITE:** Low flushing WC, wall mounted wash basin, shower cubicle with sunburst shower, radiator, double glazed opaque window, tiled walls and flooring.

**BEDROOM TWO:** 13'5" x 9'2" max (7'0" min to wardrobe front) Double bedroom with double glazed window to front, fitted wardrobe system, vanity unit, storage cupboard, timber effect floor, radiator.

**BEDROOM THREE:** 8'11" x 7'10" min (10'5" max into door well) Double glazed window to front, radiator, timber effect floor.

**BEDROOM FOUR:** 10'3" x 9'6" Double glazed window to rear, double opening wardrobe/storage, radiator.

**FAMILY BATHROOM:** White suite comprising panelled bath, vanity unit with inset basin, low flushing WC, double glazed opaque window, modern tiling to walls and floor.

**GARDEN:** Paved patio area leading to a generous lawn with fencing to boundaries, an ideal family space offering privacy and excellent outdoor potential.

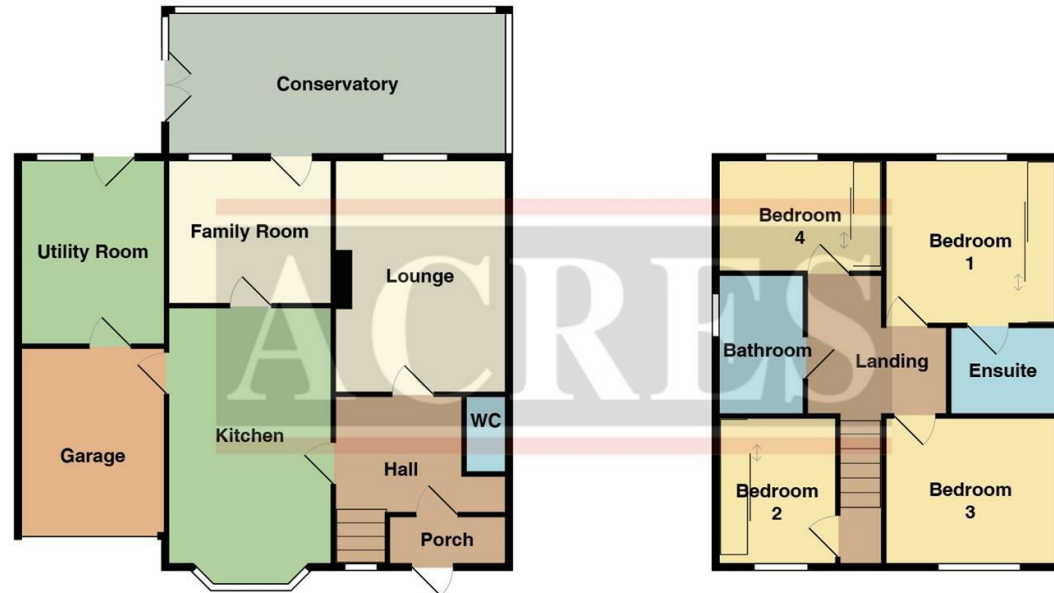


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.