

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Substantial six bedroom detached family home
- Sought after location
- Within easy reach of highly regarded local schools
- Convenient access to Sutton Park
- Spacious lounge and separate sitting room
- Open plan breakfast kitchen with adjoining dining area
- Utility room and ground floor shower room
- Ensuite shower room to Bedroom Three and family bathroom
- Large driveway
- Internal viewing is recommended



**MELROSE AVENUE, , B73 6NS - OFFERS AROUND £725,000**

Nestled within a highly sought after residential location, this substantial six bedroom detached family home offers an exceptional blend of generous living accommodation and outstanding convenience. Perfectly positioned for families, the property lies within easy reach of a selection of well regarded local schools, making it an ideal choice for those seeking excellent educational opportunities. The vibrant Boldmere High Street is also just a short distance away, providing an array of independent shops, cafés, restaurants, supermarkets and everyday amenities.

The property further benefits from being close to the stunning expanse of Sutton Park, one of Europe's largest urban parks, offering miles of picturesque walks, cycling routes, woodland, heathland and outdoor leisure facilities. Occupying an impressive plot with extensive off road parking, spacious reception rooms and six well proportioned bedrooms, this superb home provides versatile accommodation perfectly suited to modern family living, while enjoying easy access to transport links and the many attractions that make this area one of Sutton Coldfield's most desirable locations.

Accessed via a decorative block-paved driveway providing off-road parking for multiple vehicles, bordered by matching decorative brick walls to the front and side.

**PORCH:** A part obscure double glazed entrance door with PVC double glazed windows to both sides opens into the porch, featuring tiled flooring and useful storage cupboards.

**ENTRANCE HALL:** A part obscure double glazed door with obscure glazed side panels leads into the welcoming entrance hall. Having laminate flooring, radiator with decorative cover, staircase rising to the first floor accommodation, storage cupboard and doors leading off to:

**LOUNGE:** 20'06" x 11'11" (6.25m x 3.63m) A spacious and bright main reception room featuring PVC double glazed French doors opening onto the rear garden, complemented by PVC double glazed side panels. Having radiator and ample space for a range of lounge furniture.

**SITTING ROOM:** 14'06" max x 11'11" min x 11'02" (4.42m max x 3.63m min x 3.40m) A versatile second reception room with PVC double glazed bay window to the front elevation, radiator and ample space for use as a sitting room, formal dining room, playroom or home office.

#### KITCHEN/DINING ROOM

**DINING AREA:** 12'05" x 9'02" (3.78m x 2.79m) Having PVC double glazed windows overlooking both the porch and hallway, radiator, tiled flooring and ample space for dining furniture. Open plan to:

**BREAKFAST KITCHEN:** 12'04" max x 8'04" min x 16'09" max x 8'07" min (3.76m max x 2.54m min x 5.11m max x 2.62m min) A well appointed family kitchen fitted with a composite sink and drainer set into roll edge work surfaces with a range of matching base units, wall units and drawers. Features include a breakfast bar seating area, space for a breakfast table and chairs, integrated dishwasher, large range style oven with six ring gas hob and extractor canopy above, tiled splashbacks, space for an American style fridge freezer, tiled flooring, radiator, PVC double glazed window to the rear and door leading to:

**UTILITY AREA:** Having a part obscure PVC double glazed door to the rear with matching side panel, space and plumbing for washing machine and additional storage facilities.

**FIRST FLOOR LANDING:** Having loft access point, skylight and doors leading to:

**BEDROOM ONE:** 14'00" x 11'11" (4.27m x 3.63m) PVC double glazed window to the rear, radiator and an extensive range of fitted wardrobes surrounding the bed area and extending to the side.

**BEDROOM TWO:** 12'06" max x 11'11" min x 11'02" (3.81m max x 3.63m min x 3.40m) PVC double glazed bay window to the front, radiator, fitted double wardrobes, matching bedside units and fitted window seat with storage.

**BEDROOM THREE:** 12'02" x 7'08" (3.71m x 2.34m) PVC double glazed window to the rear, radiator, fitted wardrobes and fitted dressing table.

**EN SUITE SHOWER ROOM:** Having skylight, enclosed corner shower cubicle, low flushing WC, wash hand basin set within vanity unit, tiled walls and flooring, together with chrome ladder style radiator.

**BEDROOM FOUR:** 10'05" x 7'11" (3.18m x 2.41m) PVC double glazed window to the front, radiator, fitted wardrobes and space for additional bedroom furniture.

**BEDROOM FIVE:** 9'07" x 8'05" (2.92m x 2.57m) PVC double glazed window to the rear, radiator and space for bedroom furniture.

**BEDROOM SIX:** 9'02" x 8'02" (2.79m x 2.49m) PVC double glazed window to the front, radiator and space for bedroom furniture.

**FAMILY BATHROOM:** Fitted with a panelled bath with shower over, enclosed corner shower cubicle, low flushing WC and wash hand basin set within a vanity unit. Complemented by tiled walls and flooring, chrome ladder style radiator and obscure PVC double glazed window to the side.

**GARAGE:** 21'00" x 8'01" (6.40m x 2.46m) Accessed via an electric up and over garage door to the front. Providing excellent storage space and having a door leading through to an office/storage area.

**OFFICE/STORAGE ROOM:** A versatile room with PVC double glazed French doors opening onto the rear garden, radiator, door back into the lounge and additional door leading to:

**DOWNSTAIRS SHOWER ROOM:** 7'9" x 5'5" Having obscure PVC double glazed window to the rear, enclosed shower cubicle, low flushing WC, wash hand basin set within vanity unit, tiled walls and flooring and chrome ladder style radiator.

**REAR GARDEN:** A substantial and well maintained rear garden offering excellent outdoor living space. Immediately to the rear of the property is a large, paved patio area, ideal for seating and entertaining, with access from three points of the house. A low brick wall separates the patio from the extensive lawned garden beyond. A paved pathway continues along both sides of the garden, while mature shrubs and bushes border one side leading to a timber shed area. The garden is enclosed by fencing to all boundaries, creating a private and secure outdoor environment.

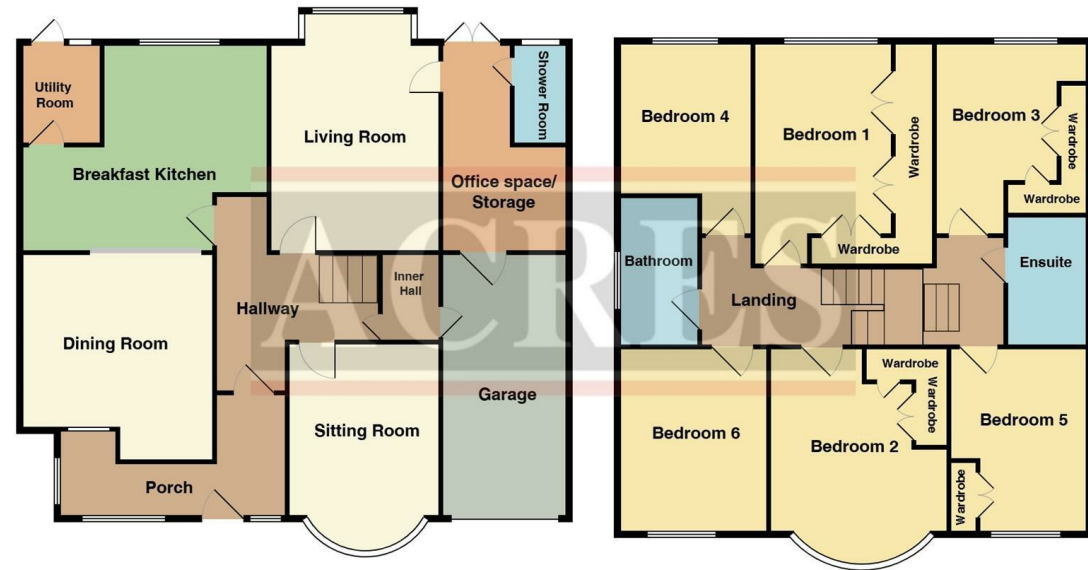


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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		
(69-80) C	76	80
(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		



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.

